TECHNICAL NOTE, APRIL 2018

SCP
Transportation Planning : Infrastructure Design

Proposed Care Home

Richmond Care – Plymouth Grove West, Longsight

CT/VAL/17260/TN02 – 23 April 2018

BACKGROUND

1.1 Richmond Care seek planning permission for a 7-bed extension to form a step-down care facility at a specialist care unit situated off Plymouth Grove West, Longsight.

1.2 The site currently comprises a residential nursing home and surrounding grounds for people with severe mental health problems. It currently provides accommodation for 20 residents within the Grade Two Listed Building.

1.3 The site is located in Longsight approximately 2.6km southeast of Manchester City Centre and **Figure 1.1** below shows the site location:-

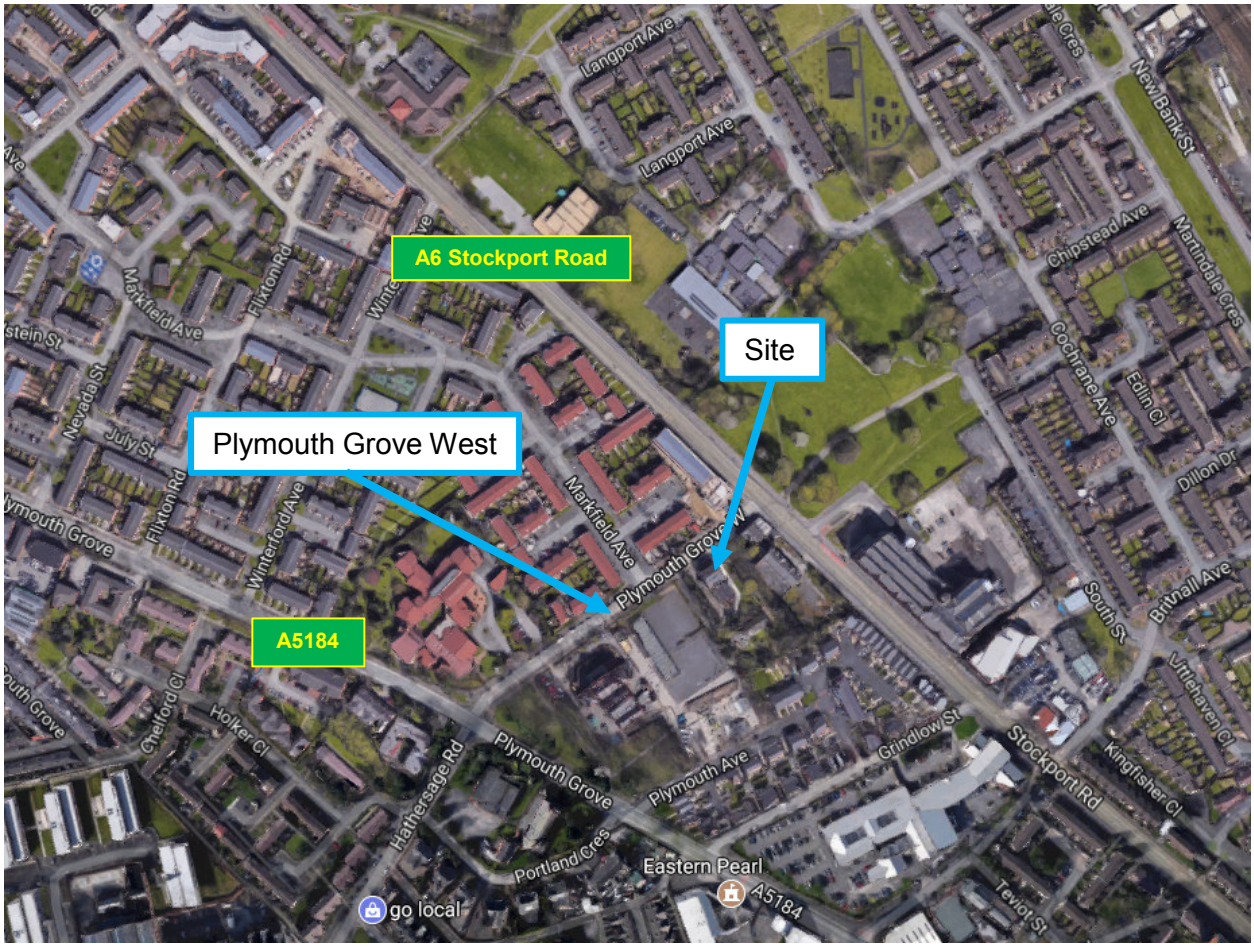
Figure 1.1 – Site Location Plan – Wider View



Source: Google Maps

1.4 The site location is shown in relation to the local highway network on **Figure 1.2** below:-

Figure 1.2 – Site Location Plan – Local View



Source: Google Maps

1.5 SCP have been appointed to prepare this Technical Note (TN) to accompany the planning application for the proposals.

EXISTING CONDITIONS

2.1 The site location is shown on Figures 1.1 and 1.2 earlier and is situated to the southern side of Plymouth Grove West, Longsight.

Site Operation

2.2 The care home is currently capable of accommodating 20 residents in single bedrooms. Staff comprise of staff nurses, mental health workers, an administrator, two maintenance workers, two cleaners and two chefs.

2.3 Staff and visitors currently park within the grounds of the property, with access from Plymouth Grove. Servicing also takes place from Plymouth Grove.

Local Highway Network

Plymouth Grove West

2.4 Plymouth Grove West is subject to a 20mph speed limit and runs in a south-west to north-east direction connecting the A6 Stockport Road in the north-east to the A5184 Plymouth Grove in the south-west.

2.5 In the vicinity of the site, the carriageway width of Plymouth Grove West measures approximately 8.3m wide. Plymouth Grove West also benefits from wide footways over 3.0m wide and regularly spaced lighting columns.

A6 Stockport Road

2.6 The A6 Stockport Road, which is subject to a 30mph speed limit, runs in a south-east to north-west direction and connects Stockport in the south-east to Manchester in the north-west. The carriageway width of the A6 Stockport Road varies, however in the vicinity of the site it measures approximately 11.8m.

2.7 In the vicinity of the Plymouth Grove West / A6 Stockport Road junction, the A6 comprises a single lane carriageway and an advisory cycle lane heading north-westbound and two lanes including a bus lane heading south-eastbound. Wide footways with dropped kerbs and regularly spaced street lighting columns are present on both sides of the carriageway.

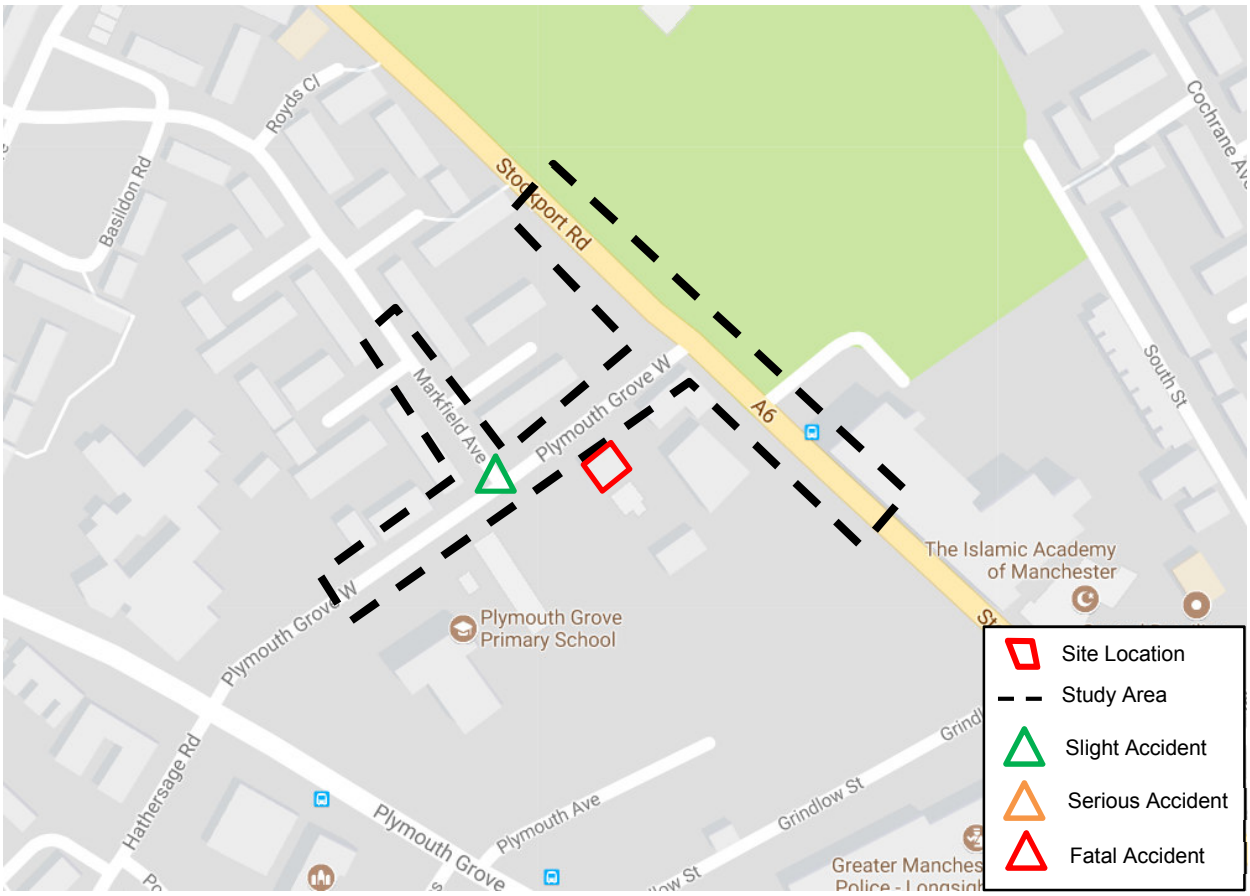
2.8 A bus stop with services heading towards Manchester is situated on the south-west side of the A6, approximately 150m from the site. There is also a signalised pedestrian crossing across the A6 immediately to the south of the Plymouth Grove West / A6 Stockport Road junction which provides safe access from the site to a bus stop on the north-east side of the A6 which provides services to Stockport and Hazel Grove.

Road Safety

2.9 In order to identify critical locations on the local highway network which may have an underlying highway safety problem, SCP has interrogated the last 5 years of Department for Transport (DfT) data available (from 1st January 2013 – 31st December 2017) through the CrashMap website www.crashmap.co.uk.

2.10 The location and severity of any accidents within the study area during this period, are shown in **Figure 2.1** below:-

Figure 2.1 – Road Safety Record for 5 Year Period



Source: Google Maps

2.11 As shown above, analysis of the data reveals that only one accidents have occurred in the vicinity of the proposed site during the 5 year study period. This accident resulted in a 'slight' severity injury.

2.12 Having regard to the low severity of the one accident which occurred in the vicinity of the site, the existing road safety record is not considered to be a material concern in the context of the proposed development.

PROPOSED DEVELOPMENT

3.1 The development proposals consist of a 7-bed extension to form a step-down care facility at Richmond Care situated off Plymouth Grove West, Longsight.

3.2 The extension will result in no requirement for additional staff. All nursing, clinical staff, support staff such as admin, cleaners, maintenance and chefs will remain the same.

Access Arrangements

3.3 Vehicular and pedestrian access into the site will be provided from Plymouth Grove West along the north-west side of the site boundary.

Servicing

3.4 Servicing of the care home currently takes place on-street and there are no plans for this to change following approval of the 7-bed extension. There will be no increase in the frequency of servicing as a result of the extension.

Parking

3.5 There is currently space to park a minimum of 14 cars, although there are no marked parking bays. There are no changes to the parking arrangement as a result of the 7-bed extension.

3.6 As the staff numbers on site will not increase, there is not anticipated to be any increase in the traffic generation of the site.

3.7 Having regard to this, it is therefore considered that no further detailed assessment of the local highway network is required and that there will be no material impact to traffic flows as a result of the extension.

CONCLUSION

4.1 Following the justification presented in this TN, it is considered that there should be no highway related reason to withhold planning permission and the scheme is therefore commended to MCC for approval.