Town & Country Planning Act 1990 (as amended)

Manchester City Council

Planning Permission Ref.: 105734/FO/2014/S1

Erection of three-storey mixed use building comprising 3 no. retail units of (Class A1) retail space (762 square metres total) at ground floor with 12 no. two bed apartments on above two floors following demolition of existing retail store

435 Barlow Moor Road, Chorlton, Manchester M21 8AU

CAR PARK & SERVICING MANAGEMENT PLAN (PLANNING CONDITION No. 19)

Prepared by :

VTC (Highway & Transportation Consultants)
Vision House
29 Howick Park Drive
Preston
PR1 0LU

Tel : 01772 740604
Fax : 01772 741670
Email : vtc.consultants@btinternet.com
Web : www.vtc-consultancy.co.uk

11th November 2016

CAR PARK & SERVICING MANAGEMENT PLAN

C O N T E N T S

1. Introduction

2. Proposed Re-Development Scheme

3. Car Park Management Plan

4. Servicing Plan

5. Summary

Appendix 1 – Approved Car Park & Servicing Layout Plan

Appendix 2 – Turning Area for Large Service Vehicles

1. Introduction

1.1 This Car Park and Servicing Management Plan has been prepared for Planning Condition No. 19 of Manchester City Council Planning Permission 105734/FO/2014/S1. The planning permission allows the proposed re-development of an existing retail site at 435 Barlow Moor Road in Chorlton-cum-Hardy to provide 3 ground floor retail units (Class A1), and 12 residential apartments on two upper floors.

1.2 Planning Condition No. 19 requires the following to be carried out :

Prior to the first use of the approved ground floor retail units full details of a Car Park and Servicing Management Plan which shall include : the prohibition of service vehicles from reversing onto or off the site, and, proposed ,measures to manage car parking spaces on the site based upon the principles set out with the Supplementary Highway and Transport Report prepared by VTC Highway and Transport Consultancy dated 15.10.2014, shall be submitted to and approved in writing by the City Council as local planning authority. The car park layout as agreed under condition 13 of this approval shall be subsequently managed in accordance with the approved Management plan and measures.

1.3 The reason for the planning condition is to ensure the satisfactory management of the car park in the interests of amenity and highway safety pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

1.4 This report provides the required Car Park Management Plan and the Servicing Management Plan as required by Planning Condition number 19.

2. Proposed Re-Development Scheme

2.1 The proposed re-development scheme will provide 3 retail units at ground floor level and 12 residential 2-bed. apartments on two floors above the proposed retail units.

2.2 The proposed retail units will have the following floor areas :

- Unit A : 4,500 sq.ft. (418 sq.m) : Tenant : M&S Simply Food
- Unit B : 2,680 sq.ft. (249 sq.m) : Tenant : Barnardos
- Unit C : 1,028 sq.ft. (96 sq.m) : Tenant : to be confirmed

2.3 The proposed residential apartments will be accessed from an entrance that will be located between Units A and B. Three disabled parking spaces will be provided at the front of the new building and cycle and powered two-wheeler parking provided for residents, as shown on the Proposed Car Park Layout Plan in Appendix 1. Cycle parking will be provided for customers of the retail units on the Barlow Moor Road frontage of the new building. A total of 20 parking spaces will be provided for the 3 retail units and these will have a maximum parking duration of 30 minutes between 10.00 a.m. – 8.00 p.m. to ensure a good supply of parking spaces. There will be 12 parking spaces provided for the residential apartments and these will have lockable bollards to ensure that they are only used by residents.

3. Car Park Management Plan

3.1 The proposed car park layout is as shown on Drawing No. MP84(PL) 110 Revision C which is the approved car park layout referred to in Planning Condition No. 13. This drawing is included in Appendix 1.

Residential Parking Spaces (12 no.)

3.2 The approved car park layout drawing shows 12 dedicated parking spaces for the residential apartments. These are shown in blue on the approved drawing. Each of these parking spaces will have a lockable bollard at the point of entry to the parking space to allow parking by resident only. These bollards will prevent unauthorised parking in the residential parking spaces.

3.3 The bollards will be maintained in good working order by the site owner.

Retail Parking Spaces (20 no.)

3.4 The approved car park layout drawing shows 20 parking spaces for the 3 new retail units including 3 no. disabled parking spaces. These parking spaces are shown in red on the approved drawing. Each of these parking spaces will have a maximum parking duration of 30 minutes between 10.00 a.m. - 8.00 p.m. for 7 days per week with no return allowed within 2 hours. Signs will be clearly displayed to inform drivers about the parking restrictions that apply in these parking spaces.

3.5 The disabled parking spaces will only be available for drivers who display a valid Blue Badge parking permit and which is used in accordance with the Government's Blue Badge parking scheme. The parking limit of 30 minutes will apply to these parking spaces as for the general parking spaces (between 10.00 a.m. – 8.00 p.m.).

3.6 The parking restrictions will be enforced by a private national car park management contractor company and the details of this company will be provided to the local planning authority. Penalty charge notices (PCNs), will be issued to drivers who do not comply with the parking restrictions that are displayed at the site.

Service Lay-by and Turning Area

3.7 The approved car park drawing shows the service lay-by and turning area for large vehicles. These areas must be kept clear for delivery vehicles and any other drivers who park in these areas will be subject to a PCN to be issued by the car park management contractor.

4. Servicing Management Plan

4.1 All service vehicles, including vans, will be able to use the proposed service lay-by and turning area within the car park to service the proposed units, as shown on the approved Car Park and Servicing Layout drawing in Appendix 1. No service vehicles associated with the 3 retail units will be permitted to reverse into, or out of, the site using Barlow Moor Road.

4.2 The maximum size of delivery vehicle that will be permitted to service the proposed retail units will be a 12 metre long rigid lorry and this will be able to turn around within the site as shown on the vehicle tracking plot in Appendix 2. The maximum size of delivery vehicle will be specified in the tenancy agreements for the retail units.

4.3 The main retail tenant, Marks and Spencer, is committed to identifying a Service Manager to co-ordinate deliveries. The Service Manager will co-ordinate deliveries between the 3 retail units, where possible, to allow efficient use of the service lay-by and to minimise the occasions when more than one large service vehicle is at the site.

4.4 Deliveries will be scheduled to take place outside the busiest trading periods for the retail units, where possible. The permitted hours for deliveries, servicing and collections are controlled by a restrictive planning condition.

4.5 The Service Manager will arrange for a, trained, member of staff to supervise the reversing of large delivery vehicles within the site in order to minimise the risk of collisions involving large service vehicles.

5. Summary

5.1 This Car Park and Servicing Management Plan has been prepared for planning condition no. 19 for a proposed residential development of 12 apartments within a mixed-use re-development scheme at 435 Barlow Moor Road in Chorlton-cum-Hardy in Greater Manchester.

5.2 The Car Park and Servicing Management Plan describes the measures that will be implemented to allow the effective management of the car park and servicing within the site to ensure that there are no adverse impacts on the operation, or safety, of the highway network and to assist with the sustainable transport objectives of the proposed development.

Appendix 1

Approved Car Park & Servicing Layout Plan



12 No. dedicated apartment car parking spaces

20 No. shared retail car parking spaces

13 No. dedicated KFC car parking spaces

MPM LLP
Asset Development & Project Management

Menepark HOMES

project title
drawing title

435 Barlow Moor Road, Chorlton, Manchester
Mixed Use 3 Storey
Proposed Site Plan

identification

March 14 PW 1:100 @ A1

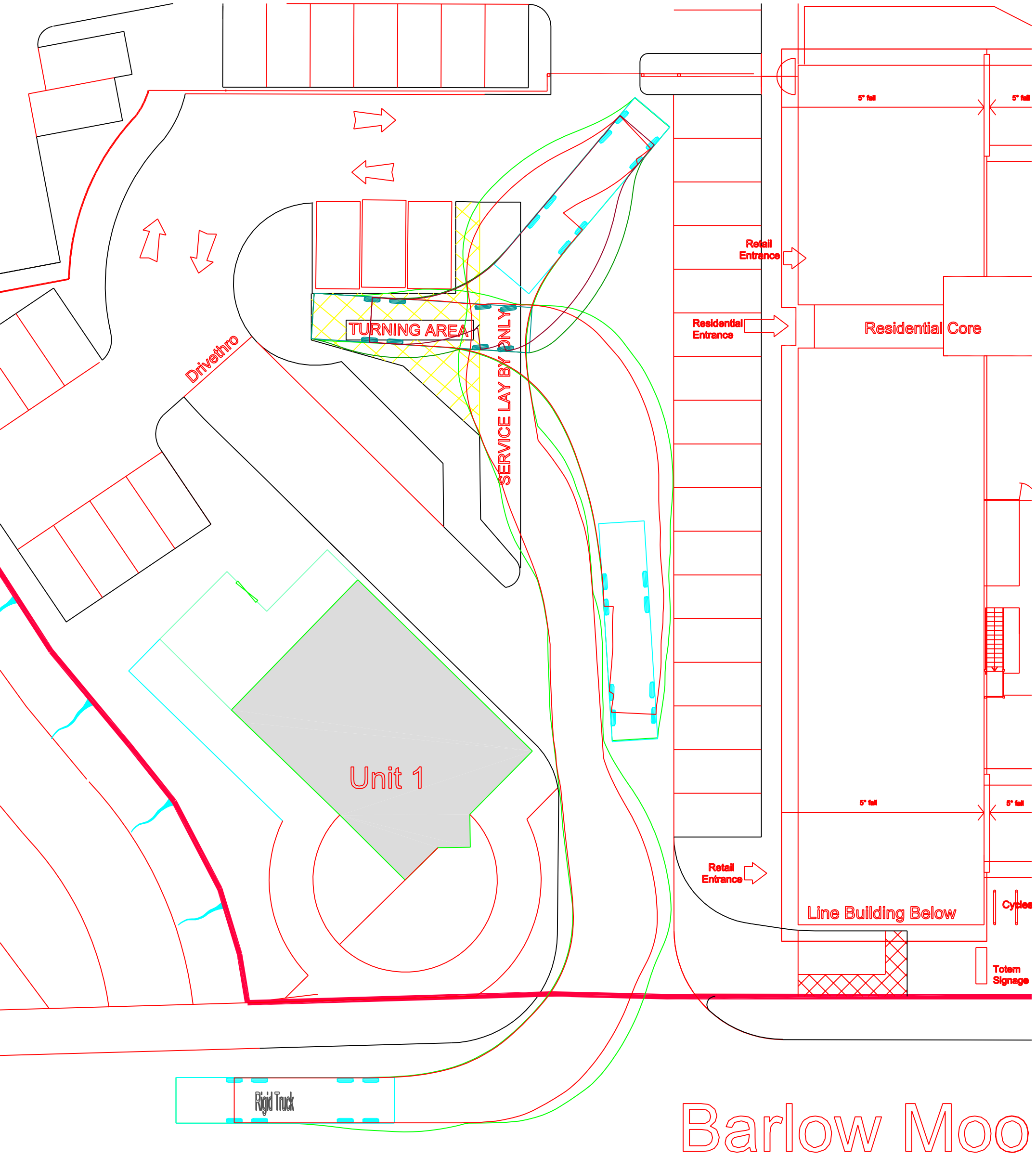
Drawing reference

MP84
(PL)
110
Rev **C**

Rev No.	Date	Drawn	Description
A	28-5-14	PW	Boundary fence height noted, gate to rear added, Apartment entrance lobbied all to accord with crime impact consultation.
B	11-9-14	NH	Car park layout ammended with removal of disabled space. Car park allocation highlighted.
C	05-11-14	NH	Car park layout ammended with relocation of disabled space.

Appendix 2

Proposed Turning Area for Large Service Vehicles


TURNING AREA
SERVICE LAY BY ONLY
Drivethro
Unit 1
Rigid Truck
Retail Entrance
Residential Entrance
Residential Core
5° fall
5° fall
Retail Entrance
Line Building Below
Cycles
Totem Signage
Barlow Moo