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PLANNING
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FOR ACTION

11 June, 2008

Planning Department
Chief Executive's Regeneration Division
Manchester City Council
P.O. Box 463
Town Hall
Manchester
M60 3NY

Direct Dial: 0161 956 4224
E-mail: nick.thompson@gvagrimley.co.uk

Dear Sirs,

Application for internal road access and bus stop with associated landscaping.

Land at Manchester Fort Shopping Park, Cheetham Hill Road

On behalf of Universities Superannuation Scheme we hereby submit an application for the above works at Manchester Fort Shopping Park, Cheetham Hill Road.

The application is intended to improve the existing retail park and support its viability by encouraging direct access to the southwestern quadrant of the existing parking area on site. This section of the car park is currently underused and the direct access link is intended to encourage increased footfall at the surrounding area of the shopping park.

The proposed application follows from a previously submitted scheme which was approved by Manchester City Council on 19 January, 2007 (Planning Application Ref. 081686/FO/2006/N1) for a new internal access and 5 no. units for A1/A3/A5 use. The current proposal replicates the access approved under planning permission 081686/FO/2006/N1, but does not include any built form. An alternative, temporary landscaping scheme has been designed to suit.

The application from 2007 was supported by extensive justification which included a Transport Assessment carried out by BWB Consulting. As the current proposals replicate the access arrangements of the former scheme the Transport Assessment carried out by BWB Consulting is considered applicable for this current proposal and is therefore provided as supporting justification.

Content of the application

The planning application comprises:

- Application Form, Certificate B and Agricultural Holdings Certificate, duly completed

The following drawings:-

For Approval:

• Existing Site Plan	9452 150 B
• Site Plan	9452 151 B
• Proposed Junction Plan	NTT 153 001 P5

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- Location Of Security Bollards — NTT 153 006 P3
- Access Road Landscaping Plan — 659-201
- Pedestrian Deterrent Fencing — 659-209
- Access Road Protection Plan — 659-101

For Illustrative Purposes:

- HGV Swept Path Analysis — NTT 153 003 P4
- Large Refuge Swept Path Analysis — NTT 153 004 P4

Supporting Documents:

- Design & Access Statement — June 2008, Harris Partnership
- Transport Assessment — December, 2006, BWB Consulting

A cheque made payable to Manchester City Council for £170 is enclosed to cover the cost of the planning application fee.

Proposed Development

The new internal access arrangement is proposed to facilitate easier access into the south western car park. The new access shall allow customers entering the park to access the south western car park directly. Currently access is provided off an internal roundabout arrangement offering access to each of the four car parking sections. This arrangement discourages visitors accessing the south western car park as this entails cars entering the site travelling east, to then travel back in the same direction until they access the south western car park. While this is the largest car parking section within the Shopping Park it is the least used.

The revised access arrangement would involve the removal of an exit only slip road from the south western car park, replacing this with a ghost island and, two way access into the south western parking quadrant. A total of 12 car parking spaces will be lost as a result of the proposed works.

A new internal bus stop is included as part of the proposals. This will allow bus services directly into the site and thereby encourage sustainable forms of travel to the shopping park.

The access is complemented by a detailed landscaping scheme with full planting schedule and maintenance plan. A mix of hard and soft landscaping measures are proposed to facilitate pedestrian movements safely within the site and provide a high quality setting for this important entrance approach to the site.

The proposed landscaping scheme is intended to be a temporary measure which will be superseded by a future development proposal. Accordingly, the proposed landscape scheme has been designed to provide a landscaping solution which can be implemented in the interim before a more comprehensive landscaping scheme is proposed as part of a future planning application to be submitted in the near future. Further details of the landscaping proposal are documented within the accompanying Design and Access Statement.

Highways Considerations

The accompanying Transport Assessment, prepared by BWB Consulting provides a robust assessment of the transport implications of the proposed development and specifically addresses issues raised during pre-application enquiries with Planning and Highways Officers from Manchester City Council in 2006.

On the basis of discussions with Highways Officers the Transport Assessment was tailored to assess the following issues:

- Whether the number of right turning vehicles into the south-western car park would result in any queuing on the main access road into the site;
- If the reduction in car parking as a result of the proposed extension would cause congestion or result in a lack of car parking at the site (the initial approved scheme proposed a reduction of 62 car parking spaces, as opposed with a reduction of 12 spaces proposed by the current planning application).

The Transport Assessment provides a detailed analysis of the revised internal access arrangement, concluding that the introduction of a new right-turn access directly into the south western car park would not cause congestion on the existing access road from Cheetham Hill Road.

Using worst-case traffic flow data, the Transport Assessment concludes that the proposed access junction will operate within capacity and is considered appropriate and sufficient to accommodate the current and planned levels of traffic on the basis of the level of floorspace approved by application 081686/FO/2006/N1 being subsequently developed and the shopping park achieving 100% occupancy rates.

It is therefore considered that the proposed access will operate within capacity and the loss of 12 parking spaces will convey no detrimental impact to parking arrangements at the site. On this basis we conclude that the proposal satisfies highways and traffic considerations and consequently the application should not be withheld upon these grounds.

Planning Conditions

We recognise that there may be conditions tied to the implementation of this proposal. In order to retain an operational egress/access directly from the south western quadrant of the car park during construction works we would seek for any conditions requiring the closure of the existing access route and implementation of the landscaping scheme to be tied to a period of 3 months after operational use of the new access. This would allow a sufficient period for landscaping measures to be implemented once the proposed access has been constructed and the existing egress closed.

Extensive ground investigation surveys have been previously submitted to the Council associated with the initial development of the Shopping Park. These are currently held on file by the City Council and we would draw attention to these should a further review of any ground investigation issues be required. The proposal will not involve any intrusive ground works and as such no further ground investigation surveys should be required other than the ones previously supplied to the City Council.

The current waste management arrangements on site will be unaffected by the proposal.

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We trust you have sufficient information to validate the planning application. Should you require anything further please contact Nick Thompson at these offices.

Yours sincerely,

GVA Grimley.

GVA Grimley

cc. Jeremy Aitchison – Parlison Properties
Nick Currie – Jones Lang La Salle