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Planning Department
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Our ref: FH/fh/31182/01

18 March 2013

Dear Sir or Madam

Land off Chester Road, Manchester
APPLICATION FOR TEMPORARY MEDIUM/ LONG STAY CAR PARKING

On behalf of RCP Car Parking, I attach a planning application for the temporary use of land off Chester Road as a medium to long stay car park.

The description of development for which planning permission is sought is:

"Temporary use of site to provide 159 medium to long stay public car park spaces for a period of 3 years"

The following information is submitted as part of the application:

- Planning Application Forms duly completed and signed;
- OS Site Location Plan at scale 1:1250 with the application site outlined in red;
- Layout Plan at scale of 1:500 with the application site outlined in red;
- Completed Ownership & Agricultural Holdings Certificates;
- Transport Assessment prepared by Richard Jackson; and
- Design and Access Statement (incorporated within this letter).

The application fee of £335 is being made online via the Planning Portal.

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Design and Access Statement

The Site

The application site extends to 0.275 ha and is located within Manchester City Centre. Surrounding uses comprise a mix of industrial and residential uses. Car parks are located to the east and west of the site. The topography of the site is generally level.



1 Fig – Site viewed from Great Jackson Street

The Proposal

The application seeks planning permission to use the area outlined in red on the attached OS Site Location Plan, as a medium stay public car park providing 159 spaces. The application seeks a temporary consent for a period of 3 years.

The site will be operated by RCP Car Parking, a respected and experienced car park operator who manages over 75 car parks and 8,500 spaces across the UK. RCP Car Parking are members of Approved Operators Scheme and British Parking Association. Full details of the company can be found at http://www.rcpparking.com/.

Use

The site previously accommodated the Tom Garner car showroom, which has been demolished and the site cleared. The proposed use, is temporary medium to long stay public car park for a period of 3 years.

Amount

The site is 0.275 ha and is proposed to accommodate 159 car parking spaces, including 8 disability spaces.

Layout

The proposed layout has been designed to provide an efficient use of the site, whilst also securing safe vehicular and pedestrian movement. Views from beyond the site boundary are retained, providing overlooking in accordance with Secure by Design principles.

It is proposed that the 159 car parking spaces are formally marked out to ensure clarity of use and effective management of the site. Signage will be installed to ensure traffic movements through the site are controlled. Details in respect of the layout and signage are included on the Site Development Plan that is submitted in support of the application.

Appearance

The sites appearance will be improved, by clearing rubble and forming a tidy surface, with clearly demarcated spaces. No Boundary fences are proposed, maintaining clear lines of vision.

Access

The site is currently accessed off Deansgate, with two secondary entrances from Great Jackson Street.

The existing junctions with Great Jackson Street will be utilised for access and egress of the proposed car park, with the Deansgate access closed off. The junctions are of sufficient size that no modification is required to facilitate the proposed development.



Fig 2 – Site viewed from Chester Road

Planning History

A search of the Council's online planning register identifies two permissions for redevelopment of the site.

092647/REP/2010/C1 **Applicant – Scottish Widows**	Pending Determination
Validation Date: 19 Mar 2010	
Description: Extension of time limit on application ref 077114/FO/2005/C3 for the erection of a mixed use development of three buildings comprising 210 residential apartments (Use Class C3) business use (Use Class B1) and a multi-deck car park and landscape and public realm works.	

077114/FO/2005/C3 **Applicant – City Loft Developments/ Ask Developments**	Application Approved
Determination Date: 27 Mar 2007	
Description: Erection of a mixed use development of three buildings comprising 210 residential apartments (Use Class C3), business use (Use Class B1) and a multi-deck car park and landscape and public realm works	

Planning permission ref: 077114/FO/2005/C3 included the provision of 219 car parking spaces, which demonstrates that the impact this number of vehicles accessing and leaving the site would not have an adverse impact on the surrounding highways.

Operation Management

The temporary car park will be managed as follows:

Hours of Operation

- Days of opening - 7 days a week
- Hours of opening - 24 hours (Monday to Sunday);

Tariff

Tariff levels are to be set at £3.00 - £4.00 per day.

Car Park Management

The car park will be regularly patrolled by RCP operatives. Pay and display machines will be located throughout the site (please see layout plan for full details). The pay and display machines will be solar powered. Signage will be provided to notify users that the car park is managed by RCP Car Parking and contact details provided to enable any queries to be addressed.

Site Preparation

The rubble along the sites perimeter will be cleared and the existing area of hard standing will be over laid with an 80mm layer of crushed tarmac to provide a durable surface suitable for a car park. The car parking spaces will be marked out with white spray. This provides a temporary and cost effective solution to the laying out of the car park, suitable to the proposals temporary nature.

Planning Policy

The adopted development plan relating to the site comprises:

- Manchester Core Strategy & Proposals Map, July 2012
- Unitary Development Plan, Saved Policies, July 1995

Manchester Core Strategy & Proposals Map July 2012

The site is within the designated City Centre, and forms part of the Southern Gateway area.

Policy CC 3 identifies the Southern Gateway area as key location for residential development.

No threshold for the number of pay and display car parking spaces is provided dealing with stand-alone car parks in the city centre.

Planning Analysis & Summary

The proposal seeks the temporary use of a vacant site in the Southern Gateway area that is currently making no economic contribution to the city, as a temporary medium/long term car park, providing 159 spaces.

The site is in a sequentially preferable location for medium term parking, being situated on one of the principal routes used by people accessing the City by car and within close proximity of the business areas.

Whilst the site is within an area identified for Residential Development in the adopted development plan and full planning permission was granted in 2007 (Plg App Ref 077114/FO/2005/C3) for the comprehensive redevelopment of the site, the current economic climate means that it is unlikely that the site will be redeveloped in the short term. More specifically, whilst the landowner is exploring opportunities to develop the site, the existing economic climate means this is challenging.

Accordingly, the temporary use of the site as a car park for three years will not prejudice the redevelopment of the site, but will enable income to be generated whilst alternative proposals for the site are pursued.

The introduction of a viable use on the site that generates activity will enable investment in the site, which will in turn result in an improvement in both the general appearance of the site and on site security. The certainty provided by a 3 year consent, allows investment to be made in the site i.e. the provision of a temporary surface and lining of spaces, which would be unlikely to be financially justified were a consent granted for a substantially shorter period.

Tariff levels will be designed to favour greater than 4 hour parking providing convenient car parking for workers and other individuals requiring medium to long term access to facilities available in the city centre and surrounding area.

Transport Statement

A Transport Statement, prepared by Richard Jackson, is submitted in support of this application. The Statement concludes that the number of additional trips on the highways network from the car park is negligible, which in the majority of cases will be approximately 5% of the existing flow. The Transport Statement, examines the proposal for 260 spaces, however this has now been reduced to 159 spaces, which further minimises impact on the surrounding highway.

The proposed layout and management of the car park, including the provision of adequate signage, by a nationally recognised car park operator will ensure the facility is well managed and effectively operated.

On the basis of the foregoing, we respectfully request that planning permission be granted for the proposed development.

We look forward to receiving confirmation that the application has been registered. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely

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