DESIGN & ACCESS STATEMENT

The site sits adjacent to an arterial trunk route in the city centre. The site is currently vacant, as an interim use the land is being used as a pay and display carpark, this application seeks temporary planning permission for two years. Whilst the carpark is being utilised we have been appointed to look at the long term redevelopment of the site.

In the mean time it is hoped that the vacant land can make a contribution to parking provision in the area. Its proximity to the city centre makes it an ideal parking site for diurnal visitors eg office workers and people visiting the city, understanding that the carpark does not form a final gesture toward the masterplan for the area and so the proposal is intended to occupy the site for a period of 24 months.

The site is accessed off Thompson Street which links Oldham Road and Rochdale Road . Due to the size of the carpark there should be minimal traffic build up. The entrance to the car park is from Cross Keys Street and makes use of an existing drop kerb.

Given the temporary intended use we propose a very minimal intervention on the site. Due to the temporary nature of the application a recycled macadam is to be used. Our proposal does not seek to increase the area of impermeable surface and thus does not increase load on the existing drainage infrastructure.

We propose provision for 5no. Disabled parking bays on the site this is 10 % representative of of the total parking. The disabled parking bays are located at the entrance to the car park to minimise the travel distance to enter / exit the site. The parking surface is set at pavement level to design out the need for level change. The bays are positioned at the back of footpath on both sides of the site to minimise travel across the carpark. Disabled bays are arranged on site to minimise risk to users and effort required to utilise the spaces. The surface is deliniated by thermoplastic markings.

WASTE DISPOSAL STRATEGY

The visiting attendants will be responsible for clearing any waste which visitors or passers-by may discard in the waste bin which is situated next to the pay & display machine on the site.
The regular use of the site is not anticipated to directly create any waste and litter collected on site will be removed and disposed of using group waste disposal facilities off site.

OPERATIONAL STRATEGY

The carpark will be pay and display, open 24hrs a day. It is anticipated spaces will be rented by local office workers and people visiting the city centre. A pay and display meter has been provided on site as indicated on the site plan . Visitors wil be required to display a permit clearly during their stay and this will be monitored by visiting carpark attendants.

FLOOD RISK ASSESSMENT

The site lies within zone 1 (fig 2.) and had a 0.1% probablity of flood from river or sea. In accordance with PPS25 the site size determines it does not require a site specific flood risk assessment.

HIGH WAYS ASSESSMENT

Advice is being sought from Manchester City Council, engineering services department when we have a response from them it will feed into this application.
As the carpark has less than 49 spaces petrol interceptors will not be required.





Fig.2 Flood risk Map



Fig 1. Image illustrating signage to be used



Fig.3 Pay & display machine