TECHNICAL NOTE

14109 / TN01 / 16TH APRIL 2014

1-3 WINDSOR ROAD, LEVENSHULME

Transportation Planning : Infrastructure Design

INTRODUCTION

1. SCP is retained by Great Places Housing Group to provide transportation planning advice in relation to condition 16 of planning permission 089532/FO/2009/N2 at 1-3 Windsor Road in Levenshulme.

2. For ease of reference the approved development description is copied below from the Planning Permission Notice of Consent.

Erection of a terrace of 3 x three storey dwellinghouses with hardstanding car parking spaces to each dwelling following demolition of existing pair of semi-detached houses.

3. Planning Condition 16 requires details of a scheme of off-site highway works and associated schedule of implementation to be submitted to Manchester City Council (the City Council) as Local Planning Authority.

4. This note has been prepared in response to the City Council's letter reference CPG/089532 dated 22nd October 2013 to Croft Goode Limited. It aims to address the City Council's concerns regarding pedestrian safety and car parking in the vicinity of the site.

5. It concludes that the redevelopment of the site has not had a material adverse effect on pedestrian safety or car parking in the local area. As such, Great Places Housing Group seek written confirmation from the City Council that a scheme of off-site highway works is not required.

SITE DESCRIPTION

6. The site is located on the corner of Windsor Road and Buckhurst Road approximately 160m to the north west of Levenshulme railway station (straight line distance).

7. Prior to redevelopment, the site comprised a pair of semi-detached houses that fronted Windsor Road.

8. The site has been redeveloped for a terrace of three dwellings. Two of the dwellings front Windsor Road while the third dwelling fronts Buckhurst Road. The dwellings were first occupied in 2010.

9. Each dwelling has a designated off-street hardstanding car parking space accessed via a vehicle crossover. Two spaces are served off Windsor Road. The third space is off Buckhurst Road.

10. The approved site layout plan presented at **Appendix A** shows the location of the crossovers to the site. The crossovers to the site are located a safe distance from the bend in the road where Windsor Road and Buckhurst Road meet.

LOCAL HIGHWAY

11. The carriageways of Windsor Road and Buckhurst Road vary in width between 5.5m and 6.0m. Footways are provided on both sides of Windsor Road and Buckhurst Road. The footways are approximately 2.0m wide.

12. There are no on-street parking restrictions in the vicinity of the site apart from a short section of white lining along the east side of Buckhurst Road denoting a private drive.

13. There are a number of crossovers on the north and east sides of Windsor Road and Buckhurst Road serving private drives. These are shown on the sketch presented at **Appendix B**.

EXISTING ON-STREET PARKING SUPPLY

14. The sketch at Appendix B indicates that there is some 77m of kerb space for vehicles to park along the Windsor Road and Buckhurst Road site frontages. There is further kerb space available beyond the site frontages. Taking into account the amount of available kerb space on both sides of the roads that front the site (excluding the kerb space on the inside of the bend in the road) it is considered that up to 11 cars in total can park along the roads that front the site without materially adversely effecting highway and pedestrian safety.

15. There is space for up to 7 cars in total to park on the north and east sides of Windsor Road and Buckhurst Road respectively, i.e. on one side of the road, without materially adversely effecting highway and pedestrian safety.

16. In the event that cars park partly on the footway, the vehicles are unlikely to obstruct pedestrian movement on the footway as the footways are wide at 2.0m.

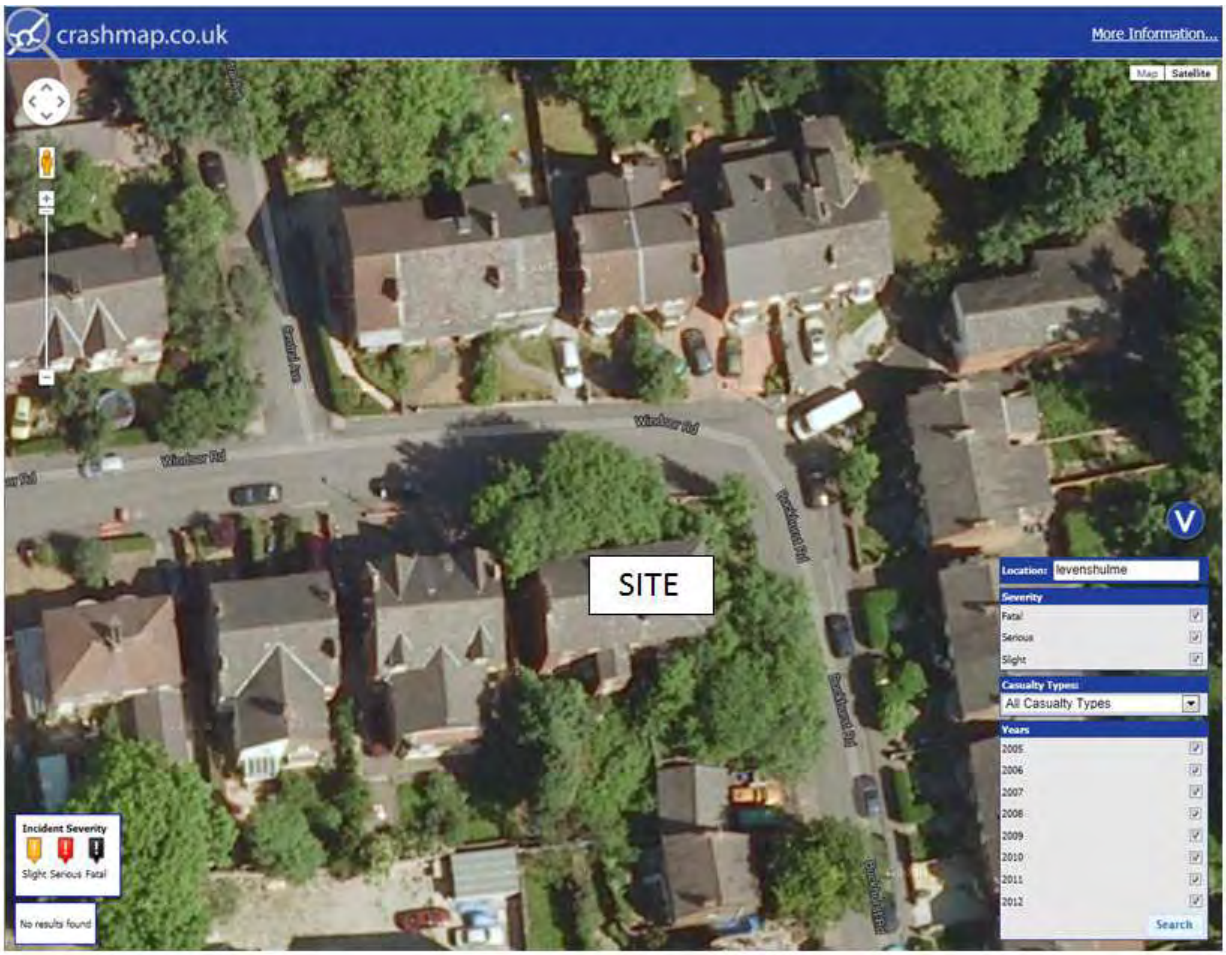
PERSONAL INJURY ACCIDENT REVIEW

17. The latest Personal Injury Accident (PIA) data for the stretch of road that fronts the site has been reviewed. This indicates that there has not been a single PIA in the vicinity of the site

involving vehicles, pedestrians, cyclists or any other vulnerable road users between 1st January 2005 and 31st December 2012.

18. An extract from the source of the PIA data, Crashmap.co.uk, is shown in **Figure 1** below.

Figure 1: Extract from Crashmap



19. Given that the new houses were first occupied in 2010, the PIA data above demonstrates that the redevelopment of the site has not had an adverse effect on highway or pedestrian safety.

ON-STREET PARKING ASSESSMENT

20. A 24 hour parking survey was carried out in the vicinity of the site on Wednesday 2nd April 2014 between 00:00 and 23:59 by an independent survey company. This was a neutral survey day during school term time and therefore the results of the survey are representative of prevailing parking conditions.

21. The survey covered the sections of Windsor Road and Buckhurst Road that front the site. The extent of the survey area is shown on the plan at Appendix B.

22. The survey recorded the number of vehicles parked on-street every 30 minutes. It also recorded the times the on-site parking spaces were occupied. The raw survey data is presented at **Appendix C**.

23. The results of the survey indicate that on average 6 cars are parked on the road that front the site and that during peak times two of the three on-site spaces are occupied.

24. A photograph from the video camera used by the independent survey company to assess the parking demand is provided below in **Figure 2**. This shows the parking situation at peak times. It demonstrates the footway on the inside of the bend and along the site frontage is clear during peak times.

Figure 2: Survey Video Camera Capture



25. Given that a pre-development parking survey was not carried out it is not possible to determine whether the redevelopment of the site has resulted in an increase in the number of cars that park along the site frontage. However, on the basis that the current demand for kerb space is

easily accommodated it is concluded that the redeveloped site has not had a material adverse effect on parking and therefore highway or pedestrian safety.

26. It should be noted that the site previously accommodated two semi-detached houses that would have had the potential to generate on-street parking demand.

SUMMARY AND CONCLUSIONS

27. This note has been prepared to address the City Council's concerns regarding pedestrian safety and car parking in the vicinity of the redeveloped site at 1-3 Windsor Road in Levenshulme.

28. It demonstrates that the redevelopment of the site has not had an adverse effect on highway safety and that the current prevailing parking demand can be accommodated on-street without having a material adverse effect on pedestrian safety.

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APPENDIX A



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NOTES

Liability shall not be taken for any defects in this drawing unless, prior to commencing, this drawing and all its dimensions have been so checked and verified.

Drawing for information purposes only; subject to all statutory authority services, local authority and client approvals.

Site boundary

Plot boundary

Three 3 storey 5 bed / 8 person houses

Site Area
682m² / 0.17 acres

0 1 2 5 10 25m

Revision	Description	Date	Initials
H	Planner's comments endorsed: bay windows to Buckhurst Road widened	Aug 09	CJB
G	Highways comments endorsed: bins moved to a minimum distance of 1m from site boundary	Aug 09	CJB
F	Planner's comments endorsed	Aug 09	CJB
E	Planner's comments endorsed	Aug 09	CJB
D	Planner's comments endorsed	Aug 09	CJB
C	Planner's comments endorsed	Jul 09	CJB
B	Planner's comments endorsed	Jun 09	CJB
A	Planner's comments endorsed	May 09	CJB
/	Planning submission	Jan 09	CJB

Client
Great Places Housing Group

Project
1-3 Windsor Road, Levenshulme, Manchester

Title
Proposed Site Layout

Drawing no.	Revision	Scale	Drawn	Date
07-1228-P01	H	1:200 @ A3	SHW	Feb 09

PRELIMINARY ISSUE ○ FOR APPROVAL ● TENDER ○ FOR CONSTRUCTION ○ AS BUILT ○

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Croft Goode

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APPENDIX B



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NOTES

REVISIONS

REV	DESCRIPTION	DATE	BY
-	-	-	-

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Client Name:
GREAT PLACES HOUSING GROUP

Project Title:
1-3 WINDSOR ROAD, LEVENSHULME

Drawing Title:
KERB SPACE DETAILS

Drawn By:	Date:
FJT/LB	16.04.2014
Checked: DTR	Scale: 1:250 @ A3
Status: PLANNING	Approved/Unapproved: -

Drawing No. SCP/14109/F01 | Rev. -

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APPENDIX C

Parking Beat, Windsor Road, Levenshulme

DATE: WEDNESDAY 2nd APRIL 2013

LOCATION: CORNER OF WINDSOR ROAD AND BUCKHURST ROAD

TRANSPORT DATA COLLECTION

TIME	NUMBER OF VEHICLES PARKED					
	BROCKHURST ROAD	WINDSOR ROAD	DRIVEWAY 1 ON BROCKHURST ROAD	DRIVEWAY 2 ON WINDSOR ROAD (E)	DRIVEWAY 3 ON WINDSOR ROAD (W)	TOTAL
0:00	5	2	0	1	1	7
0:30	5	2	0	1	1	7
1:00	5	2	0	1	1	7
1:30	5	2	0	1	1	7
2:00	5	2	0	1	1	7
2:30	5	2	0	1	1	7
3:00	5	2	0	1	1	7
3:30	5	2	0	1	1	7
4:00	5	2	0	1	1	7
4:30	5	2	0	1	1	7
5:00	5	2	0	1	1	7
5:30	5	2	0	1	1	7
6:00	5	2	0	1	1	7
6:30	5	2	0	1	1	7
7:00	5	2	0	1	1	7
7:30	5	2	0	1	1	7
8:00	3	1	0	0	1	4
8:30	4	1	0	0	1	5
9:00	4	1	0	0	1	5
9:30	3	1	0	0	1	4
10:00	5	1	0	0	1	6
10:30	3	1	0	0	1	4
11:00	2	1	0	0	1	3
11:30	2	1	0	0	1	3
12:00	2	1	0	0	1	3
12:30	3	1	0	0	1	4
13:00	3	1	0	0	1	4
13:30	3	1	0	0	1	4
14:00	3	1	0	0	1	4
14:30	3	2	0	0	1	5
15:00	3	2	0	0	1	5
15:30	3	2	0	0	1	5
16:00	3	1	0	0	1	4
16:30	3	1	0	0	1	4
17:00	3	1	0	1	1	4
17:30	4	1	0	1	1	5
18:00	4	1	0	1	1	5
18:30	5	2	0	1	1	7
19:00	5	2	0	1	1	7
19:30	5	3	0	1	1	8
20:00	4	2	0	1	1	6
20:30	4	2	0	1	1	6
21:00	4	1	0	1	1	5
21:30	4	1	0	1	1	5
22:00	5	1	0	1	1	6
22:30	5	2	0	1	1	7
23:00	5	2	0	1	1	7
23:30	5	2	0	1	1	7

Average = 6