TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

MANCHESTER CITY COUNCIL

PROPOSED RE-DEVELOPMENT OF EXISTING VACANT RETAIL SITE TO PROVIDE 3 RETAIL UNITS AND 12 RESIDENTIAL APARTMENTS

435 BARLOW MOOR ROAD, CHORLTON, MANCHESTER M21 8AU

TRANSPORT STATEMENT

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1. Introduction

1.1 This Transport Statement (TS), has been prepared to accompany the planning application for the proposed re-development of an existing, vacant, retail site at 435 Barlow Moor Road in Chorlton, Greater Manchester. The proposed re-development will replace an existing, large, retail unit with 3 smaller units and 12 residential apartments on two storeys above the retail units.

1.2 The TS has been prepared in accordance with the 'Guidelines on Transport Assessment', by the Department for Transport (Ref. 1).

1.3 During the preparation of the TS, the following investigations have been carried out :

- an examination of the existing site and the local highway network,
- an examination of the road safety records for the existing highway network,
- an examination of the proposed re-development plans,
- an assessment of the traffic impact of the proposed re-development on the existing highway network,
- the preparation of a Service Management Plan for the proposed servicing of the new retail units, and
- consideration of the accessibility of the site by sustainable transport.

1.4 The following sections describe these investigations.

2. Site Location and Existing Use

2.1 The proposed re-development site is located in an existing mixed-use development (fast-food, residential and retail), on the west side of Barlow Moor Road in Chorlton, Greater Manchester. The site is less than 1 kilometre south east of Chorlton town centre, as shown in Figure 1.

2.2 The existing retail unit has been in recent use as a 'Blockbuster' video rental shop and is now vacant, as shown in Photograph 1. There is a 'Kentucky Fried Chicken (KFC)' fast food outlet with a drive-through also located within the site and existing residential apartments, as shown on the Existing Site Plan.

3. Existing Highway Network

3.1 As described in Section 2, the existing retail unit is located on an existing mixed-use development on the west side of Barlow Moor Road in Chorlton, Greater Manchester. Barlow Moor Road is an 'A' class road with the classification A5145. The route runs in a, generally, south-easterly direction from Stretford to Stockport.

3.2 Barlow Moor Road is a single carriageway road with a width of 11.2 metres at the site frontage. The road has a bus lane in a north westerly direction, towards Stretford, that is operational on Monday – Friday between 7 a.m. – 10 a.m. and 4 p.m. – 7 p.m.. The bus lane can also be used by cyclists and taxis, as shown in Photograph 2. The road has different types of development along its frontage including residential and commercial developments, a petrol filling station and a 'Tesco Express' near the proposed re-development site.

3.3 Barlow Moor Road has wide footways on each side of the road and a good system of street lighting. The road is subject to a 30 mph speed limit at the site frontage.

3.4 The existing access to the development site has a width of 6 metres and 6 metre kerb radii. The access has good visibility onto Barlow Moor Road for drivers emerging from the site with at least 70 metres of visibility available at the driver's waiting position (2.4 metres from the edge of the carriageway), as shown in Photographs 3 and 4. The existing access is in regular use by large service vehicles that are visiting the KFC restaurant and could be used by the largest types of delivery vehicle with the existing retail planning permission for the retail unit.

3.5 Within the existing development there are 21 parking spaces for the vacant retail unit including 2 disabled parking spaces. There are 16 spaces for residents at the residential development ('Brookview House'). There are also 13-14 parking spaces for the KFC restaurant that will be retained.

3.6 An examination of the road safety records that are held on the national database www.crashmap.co.uk shows that there have been 4 recorded injury accidents at the existing access onto Barlow Moor Road during the 5 year period January 2009 – December 2013 (the latest data that is displayed on 29.9.2014). All of these accidents have been classified as slight and involved collisions between vehicles.

4. Proposed Re-Development

4.1 The proposed re-development scheme is shown on the drawings in Appendix 1. The proposed scheme will replace the existing large retail unit with 3 smaller retail units at ground floor level. There will be 12 residential apartments provided over two floors above the proposed retail units.

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

- Unit A : 4,500 sq.ft. (418 sq.m)
- Unit B : 2,680 sq.ft. (249 sq.m)
- Unit C : 1,028 sq.ft. (96 sq.m)

4.3 A new service lay-by and turning area will be provided within the existing car park to allow commercial vehicles to service the proposed units. The maximum size of delivery vehicle will be a 12 metre long rigid truck and this will be able to turn around within the site as shown on the vehicle tracking plot in Appendix 2. A Service Management Plan (SMP), has been prepared to accompany the planning application to ensure that the servicing arrangements are satisfactory for the proposed retail units.

4.4 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 Site Plan in Appendix 1. Cycle parking will be provided for customers 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 to ensure a good supply of parking spaces. There will be 12 parking spaces provided for the residential apartments.

5. Traffic Impact of the Proposed Re-Development

5.1 The proposed re-development scheme will provide a new use for of an existing, vacant, retail site that is highly accessible by means other than the private car. The proposed retail development will have a similar traffic generating potential as the existing unit (and possibly lower because a single, large retail, unit can have a higher traffic generating potential than smaller units with a similar total floor area). Therefore, there will be no net increase in traffic generation for this part of the development. The proposed 12 residential apartments will have a low traffic generating potential and many of the residents may not own a car because the site is well located for access to bus services that operate along Barlow Moor Road.

5.2 The highway network has waiting restrictions (yellow lines), to prohibit parking during busy periods and, therefore, there will be no highway operational problems arising from parking at the site or a risk of overspill parking onto Barlow Moor Road.

5.3 As described in Section 4, a Service Management Plan (SMP), has been prepared for the proposed retail units to ensure that servicing can take place safely within the site and to minimise the risk of collisions.

6. Accessibility of the Site

6.1 The proposed re-development scheme will be highly accessible by means other than the private car because it will be located on a main bus corridor and will be within a convenient walking, or cycling, distance of the existing shops and services in Chorlton town centre.

6.2 There are bus stops within 100 metres of the proposed development and Chorlton bus station is less than 200 metres from the site. There are regular bus services operating along Barlow Moor Road as shown in Table 1, below :

Bus Service	Route	Weekday Frequency
22	Stockport-Chorlton-Stretford-Eccles-Kearsley-Bolton	Approx. 30 mins.
23	The Trafford Centre-Urmston-Stretford-Chorlton-Didsbury-Stockport	20 – 30 mins.
84	Reddish-Didsbury-Withington-Chorlton-Old Trafford - Manchester	20 – 30 mins.
86	Chorlton-Whalley Range-Hulme-University of Manchester-Manchester	10 – 15 mins.
270	Baguley – Wythenshaw-Sharston-Chorlton-Trafford Park-The Trafford Centre	4 per day
297	Levenshulme-Withington-Chorlton-Stretford-The Trafford Centre-Trafford Park	1 per day
23A	The Trafford Centre-Urmston-Stretford-Chorlton-Didsbury-Stockport	20 – 30 mins.

Table 1 : Bus Services Operating Along Barlow Moor Road

6.3 There is also a good network of cycle routes near the site as shown in Photograph 6. There are cycle routes to Chorlton, Stretford, Didsbury and Withington and connections to the Manchester Cycleway and the Trans-Pennine Cycleway.

7. Conclusions and Recommendation

7.1 This Transport Statement (TS), has been prepared to accompany the planning application for the proposed re-development of an existing, vacant, retail site at 435 Barlow Moor Road in Chorlton, Greater Manchester.

7.2 The proposed re-development will replace the single, large, retail unit with 3 smaller units and 12 residential apartments on two storeys above the retail units.

7.3 The TS shows that the existing highway network operates satisfactorily and the existing highway access to the site is suitable for the predicted use and has good visibility onto Barlow Moor Road.

7.4 The proposed retail units and residential apartments will be accessible by means of transport other than the private car because Barlow Moor Road is a major bus corridor and there are good pedestrian and cycling links in the area.

7.5 A Service Management Plan has been prepared to accompany the planning application to ensure that the proposed retail units can be serviced safely.

7.6 Overall, the proposed re-development scheme will not have any significant or adverse impacts on the local highway network and will provide new retail units, with valuable employment opportunities, and residential use in a sustainable transport location. It is, therefore, recommended that there should be no highway or transport objections raised towards the planning application.

REFERENCES :

1. Guidance on Transport Assessment
Department for Transport, 2007.
ISBN : 978 0 11 552856 9

Figure 1

Site Location



FIGURE 1

Site Location

Existing Site Plan

Claude Road

Existing Residential Apts.

Existing vacant retail unit

Existing KFC

Barlow Moor Road

MPM LLP
Asset Development & Project Management

Merepark HOMES

project title: 435 Barlow Moor Road, Chorlton, Manchester
drawing title: Mixed Use 3 Storey
Existing Site Plan

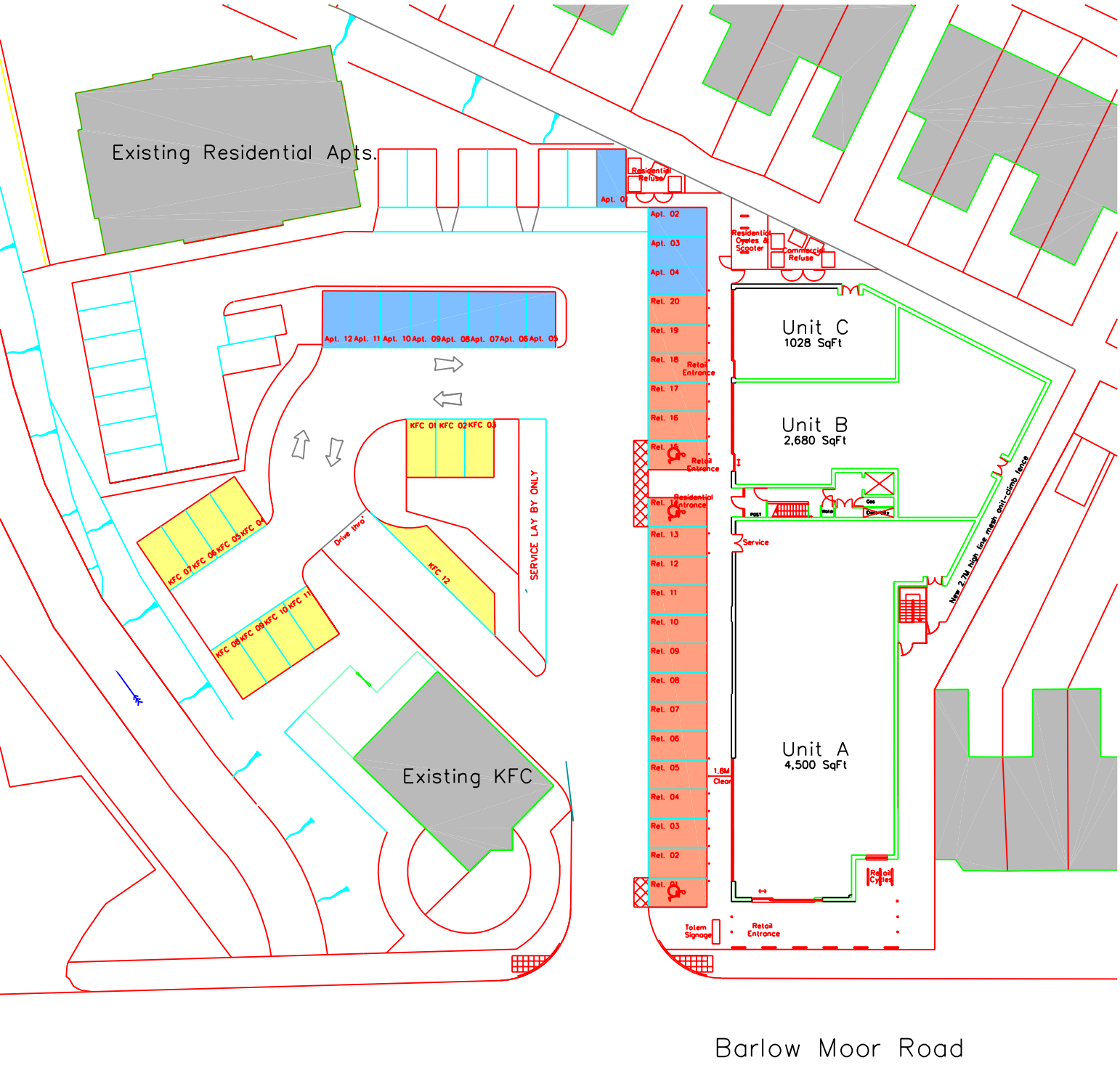
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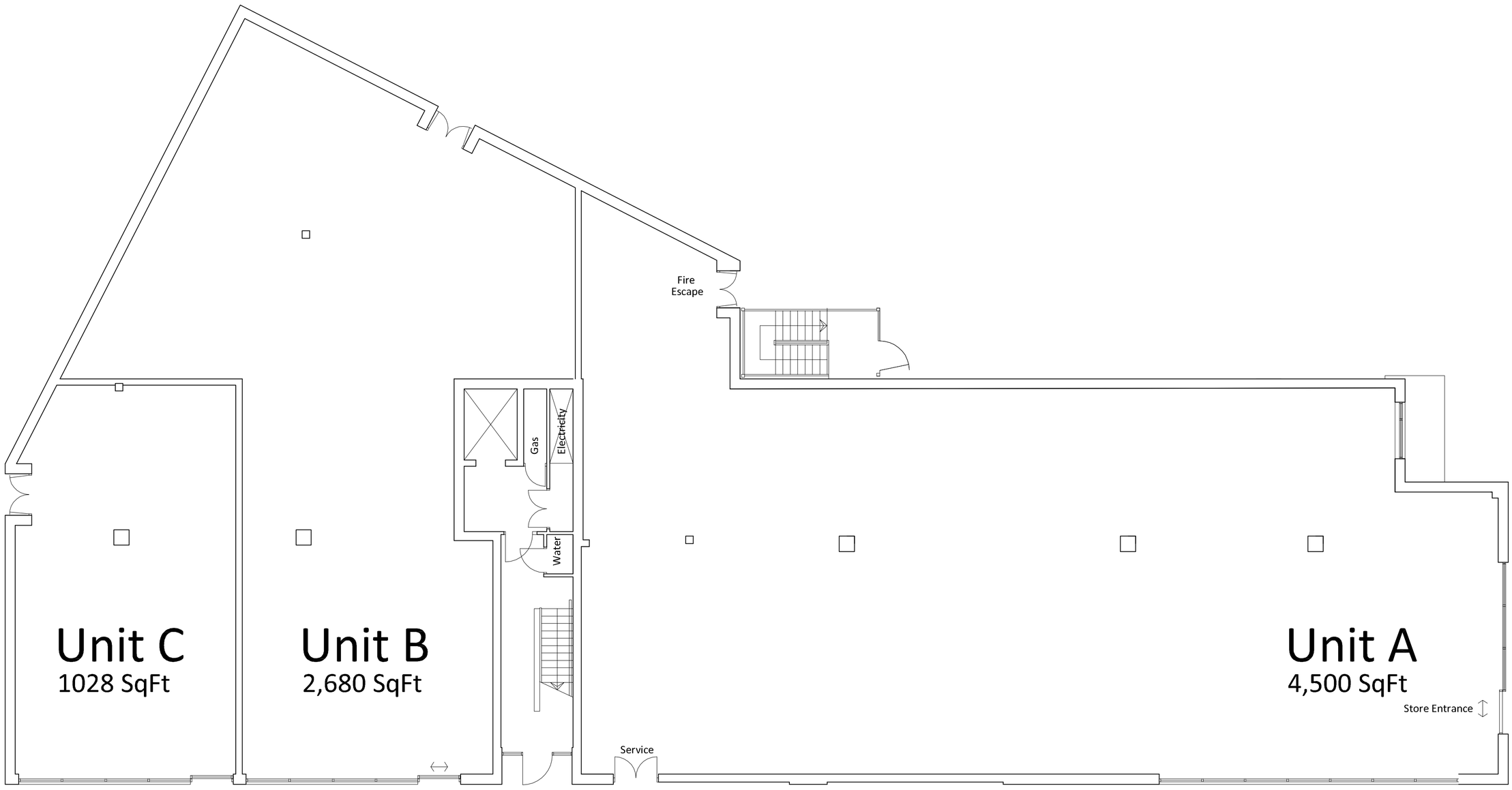
Rev No.	Date	Drawn	Description

Drawing reference
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113
Rev *

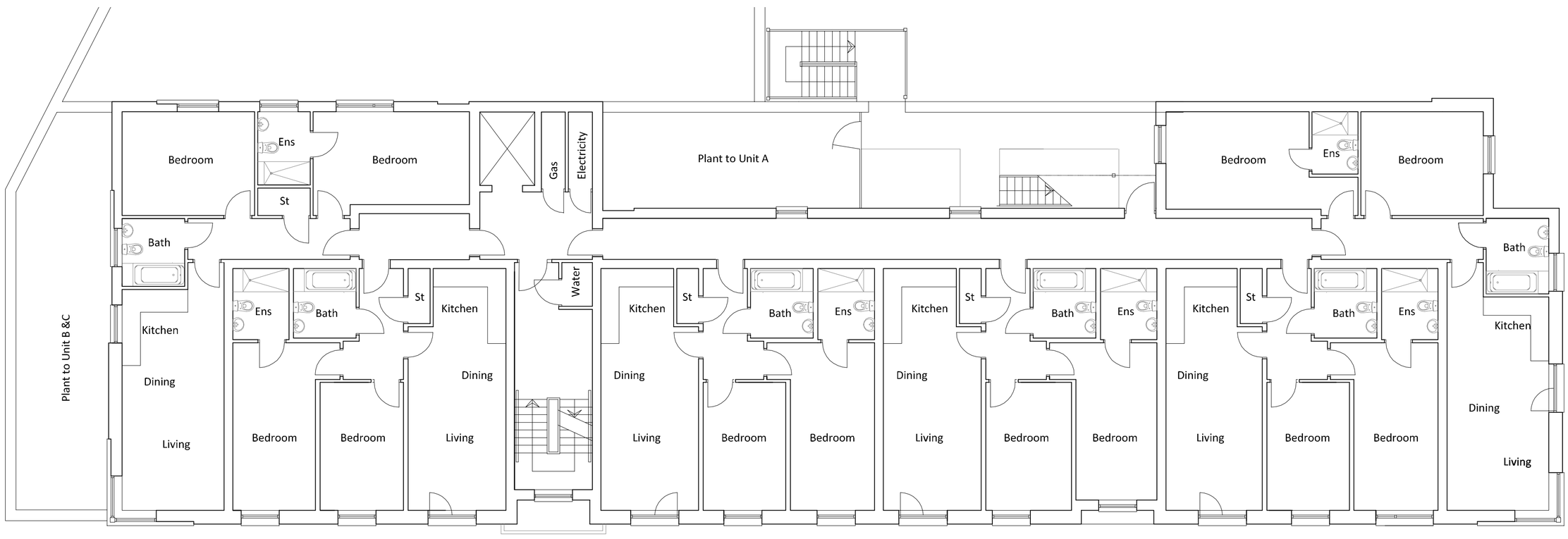
Appendix 1

Proposed Re-development Scheme

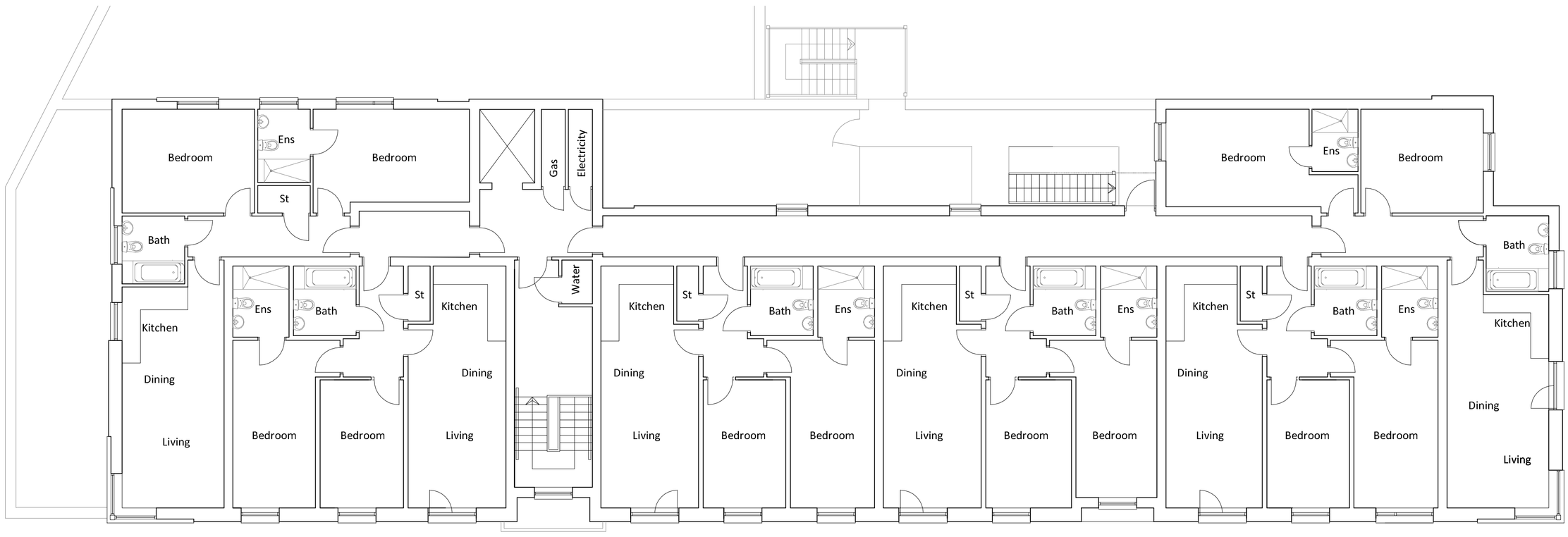

Existing Residential Apts.
Apt. 02
Apt. 03
Apt. 04
Ret. 20
Ret. 19
Ret. 18
Ret. 17
Ret. 16
Ret. 15
Ret. 14
Ret. 13
Ret. 12
Ret. 11
Ret. 10
Ret. 09
Ret. 08
Ret. 07
Ret. 06
Ret. 05
Ret. 04
Ret. 03
Ret. 02
Ret. 01
Residential Refuse
Residential Cycles & Scooter
Commercial Refuse
Retail Entrance
Residential Entrance
Unit C
1028 SqFt
Unit B
2,680 SqFt
Unit A
4,500 SqFt
Service
1.8M Clear
Retail Cycles
Totem Signage
Retail Entrance
New 2.7M high line mesh anti-climb fence
Apt. 12 Apt. 11 Apt. 10 Apt. 09 Apt. 08 Apt. 07 Apt. 06 Apt. 05
KFC 01 KFC 02 KFC 03
KFC 04 KFC 05 KFC 06 KFC 07
KFC 08 KFC 09 KFC 10 KFC 11
KFC 12
SERVICE LAY BY ONLY
Drive thro'
Existing KFC
Barlow Moor Road



Proposed Ground Floor Level



Proposed First Floor Level



Proposed Second Floor Level

Asset Development & Project Management

project title
drawing title

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

identification

March 14 PW 1:100 @ A1

Rev No.	Date	Drawn	Description

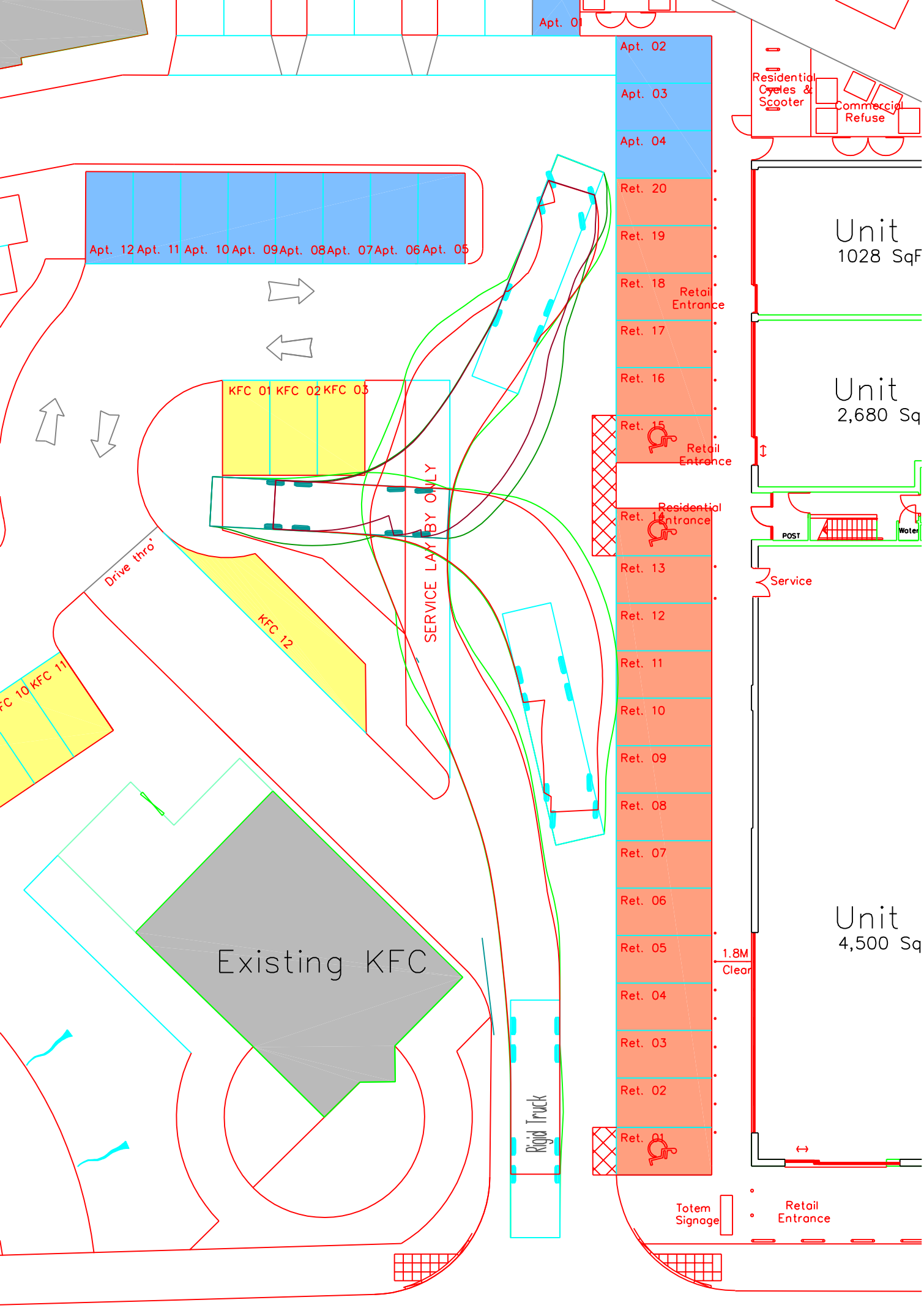
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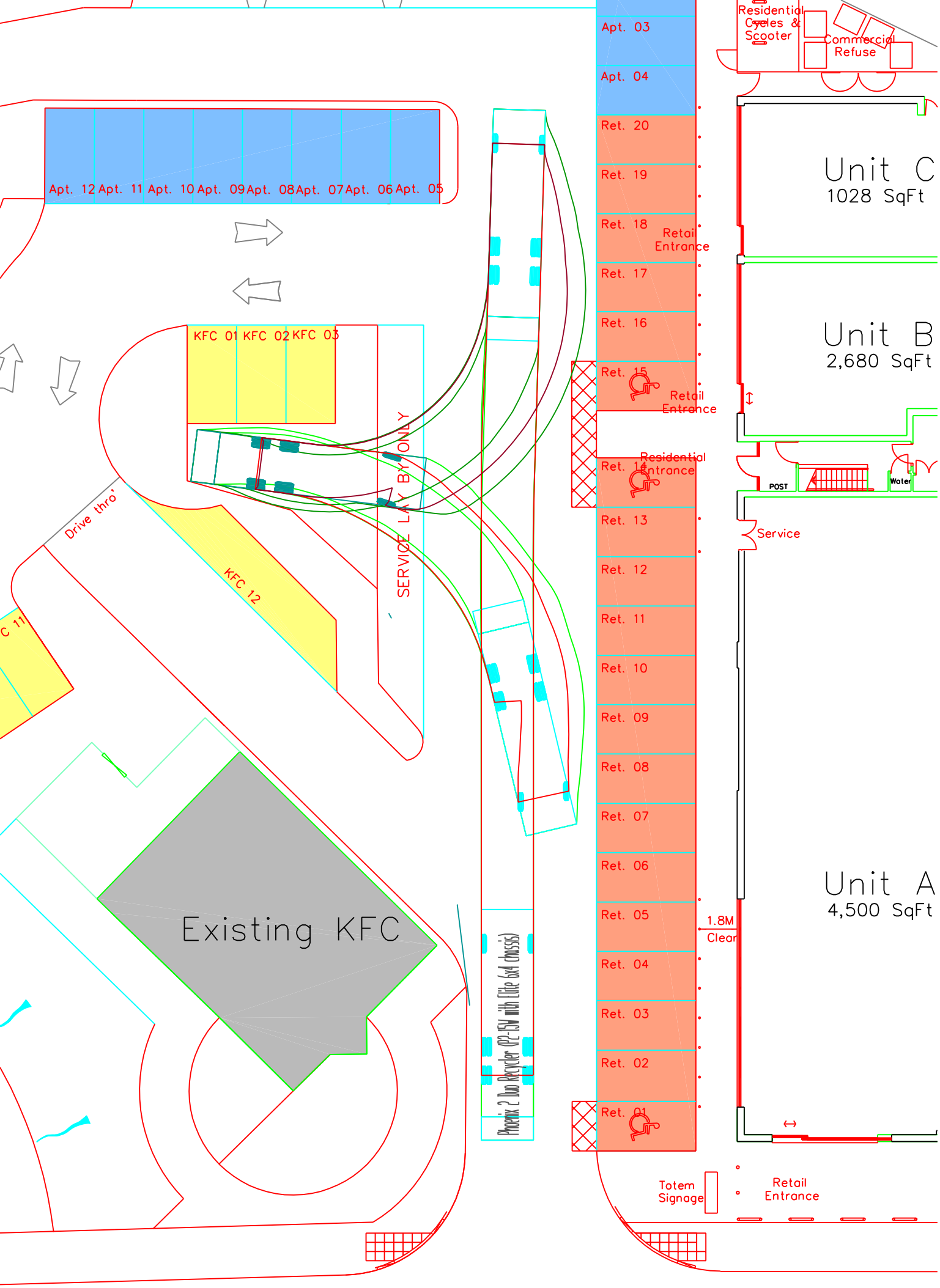
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Appendix 2

Large Service Vehicle Tracking Plot


Apt. 01
Apt. 02
Apt. 03
Apt. 04
Residential Cycles & Scooter
Commercial Refuse
Apt. 12 Apt. 11 Apt. 10 Apt. 09 Apt. 08 Apt. 07 Apt. 06 Apt. 05
Ret. 20
Ret. 19
Ret. 18
Retail Entrance
Ret. 17
Ret. 16
Ret. 15
Retail Entrance
Unit 1028 SqF
Unit 2,680 Sq
KFC 01 KFC 02 KFC 03
SERVICE LAY BY ONLY
Residential Entrance
Ret. 14
POST
Water
Drive thro'
KFC 12
Ret. 13
Service
Ret. 12
Ret. 11
Ret. 10
Ret. 09
Ret. 08
Ret. 07
Ret. 06
Unit 4,500 Sq
Ret. 05
1.8M Clear
Ret. 04
Ret. 03
Ret. 02
Ret. 01
Existing KFC
Rigid Truck
Totem Signage
Retail Entrance


Apt. 03
Apt. 04
Residential Cycles & Scooter
Commercial Refuse
Apt. 12 Apt. 11 Apt. 10 Apt. 09 Apt. 08 Apt. 07 Apt. 06 Apt. 05
Ret. 20
Ret. 19
Ret. 18
Retail Entrance
Ret. 17
Ret. 16
Ret. 15
Retail Entrance
Ret. 14
Residential Entrance
Ret. 13
Ret. 12
Ret. 11
Ret. 10
Ret. 09
Ret. 08
Ret. 07
Ret. 06
Ret. 05
Ret. 04
Ret. 03
Ret. 02
Ret. 01
Unit C
1028 SqFt
Unit B
2,680 SqFt
Unit A
4,500 SqFt
POST
Water
Service
1.8M Clear
KFC 01 KFC 02 KFC 03
KFC 12
Drive thro'
SERVICE LAY BY ONLY
Existing KFC
Totem Signage
Retail Entrance

Photographs



Photograph 1

Existing Site on Barlow Moor Road



Photograph 2

Existing bus lane on Barlow Moor Road



Photograph 3

Visibility to the left at the existing access



Photograph 4

Visibility to the right at the existing access



Photograph 5

Chorlton bus station is less than 200 metres from the site



Photograph 6

There is a good network of cycle routes in the area