



OSBORNE YARD CAR PARK MANAGEMENT PLAN IN RELATION TO CONDITION 39

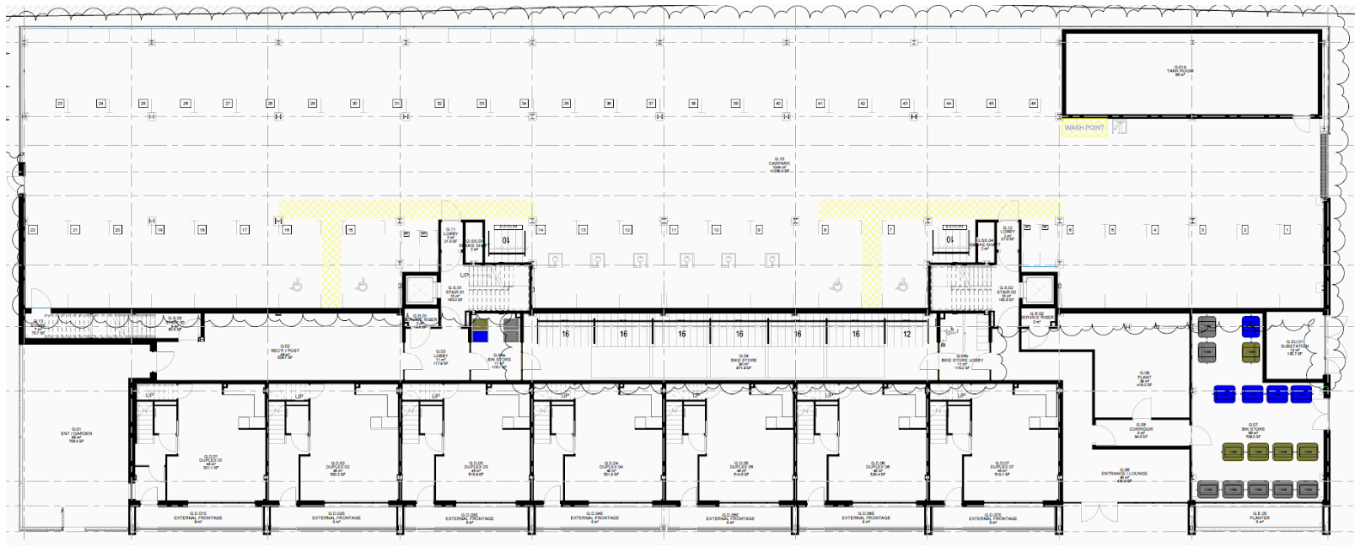
Introduction

This Car Park Management Plan is in relation to condition 39 of planning application 127971/FO/2020 for the erection of a 6 storey building to form 90 residential apartments at 269-275 Oldham Road, M40 7PS, with a total number of 53 car parking spaces. A S73 application (144011/JO/2025) is currently in progress to reduce the car parking provision on Site by 7 spaces from 53 to 46 to accommodate a water tank and this plan has been written on the basis of the reduction in car parking spaces. A total of 4 motorcycle spaces are also provided within the basement.

The purpose of this plan is to manage parking efficiency, security and health and safety for the proposed residents and ensure the development doesn't have an impact on the surrounding highway network.

S73 Car Park Layout and Access

Site layout:

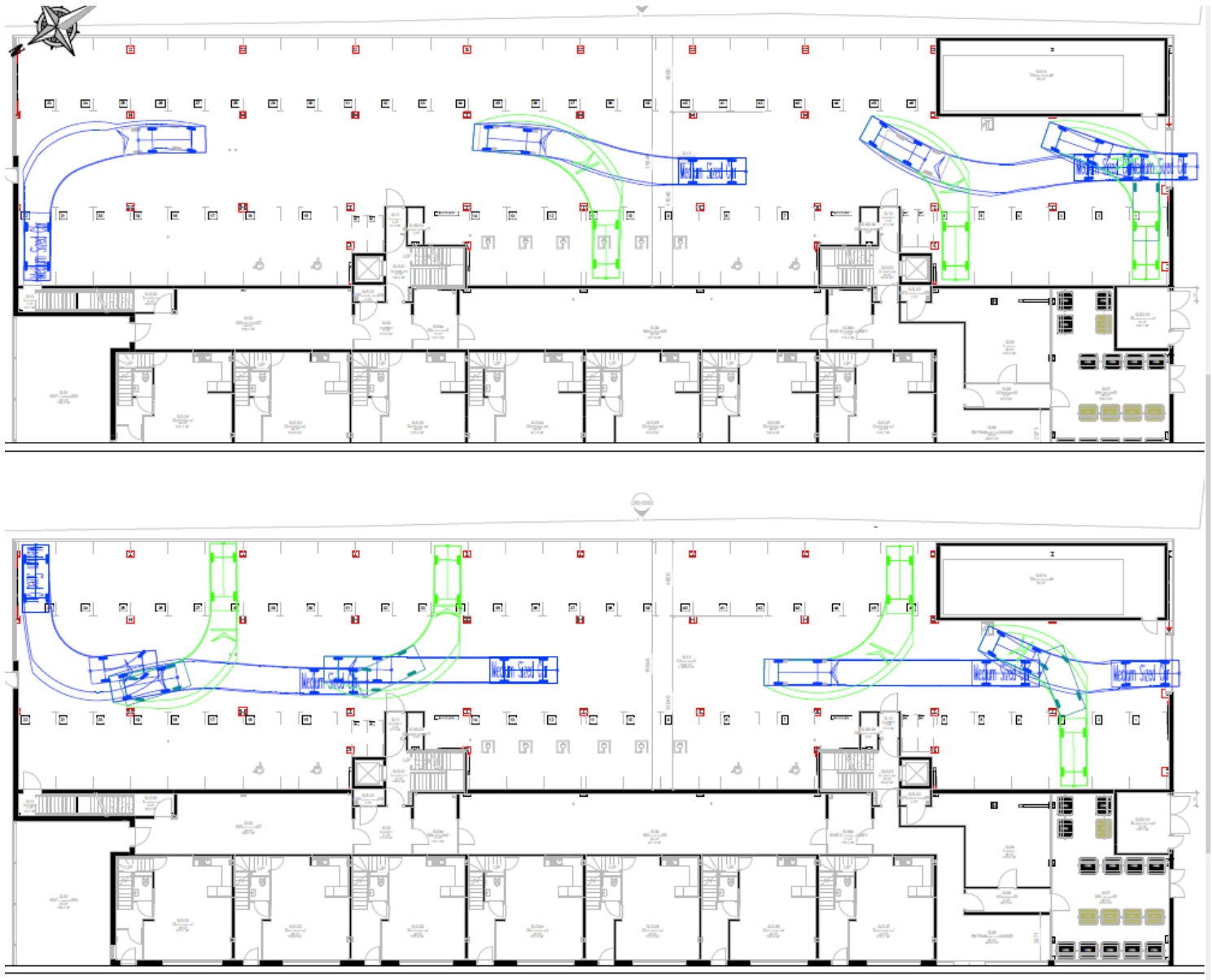


Please note that this may be subject to change pending approval of an S.73 application. A tracking assessment of the latest layout was undertaken by Mosodi and this demonstrated an acceptable access into each parking space as shown below within the extract of drawing 20043.ATR.02.



OSBORNE YARD CAR PARK MANAGEMENT STRATEGY IN RELATION TO CONDITION 39

S73 Car Park Layout Tracking





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Users will be able to enter and exit the car park by vehicle through a 3.6m wide shuttered entrance on Helga Street. This width is appropriate to accommodate a single user at a time. Sufficient space is available within the car park and on Helga Street to allow two way passing either side of the shuttered entrance.

There will be two access points from the car park to the building, with these access points adjacent to the two bike storage points. The two access points into the building will be signed within the car park.

Signage will indicate entrances and exits, including emergency exits, and numbered car parking spaces, along with contact details in the event of an emergency.

Access and Security Arrangements

The car park entrance will be secured by a shutter which will be controlled by fob entry. The fob system will be managed in-house by CERT Property's Property Management team. Fob numbers will be allocated to users, and the system will be routinely maintained to ensure allocation is up to date. Missing or lost fobs must be reported to the management team who will restrict access to prevent use by unauthorised persons.

The shutter will have a laser sensor to ensure that it does not close on an object or person and pedestrians will be encouraged to walk along designated pathways to avoid moving cars.

CCTV will be installed within the car park. This will act as a deterrent to discourage misuse of the car park.

Lux levels will be monitored to ensure lighting is up to standard for those accessing the car park, and emergency lighting will be installed to ensure visibility of emergency exit routes.

In the event of an emergency, keyholders will be on hand to attend to callouts. Keyholders will be alerted to fire alarm activations, and sprinklers will be installed for activation in the event of a fire.

There will be a visitor access procedure for users who wish to allow their guests to use their car parking spaces. They will be encouraged to alert the property management team of the car registration number of their guest (s) and should arrange the necessary fob access requests.



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Space Allocation / Management

Parking will be managed by CERT Property. Parking spots will be leased and allocated to residents who will have a car registration number and an access fob assigned to them. This will enable the management team to monitor access to the car park and that spaces are being used by authorised persons. The allocation and user guides will be provided to car park users to communicate requirements to use the car park in a safe and considerate manner, and signage will be provided for the same.

Operation and Maintenance

A service charge forecast will be produced annually by the property management team which car park users will contribute to for the operation and maintenance of the car park. Planned preventative maintenance will be carried out routinely to ensure that the entrance gate, security system, fire alarm system, sprinkler system, lighting etc are in working condition. Wayfinding and signage will be inspected regularly and updated where appropriate to ensure they remain legible, along with line marking, and a cleaning schedule will be in place to maintain the car park.

The car park will be regularly checked to ensure that surfaces are free from obstruction and remain level.

A reporting system will be in place for residents to report any issues that may arise, so that the property management team can rectify maintenance issues.

The enforcement measures of maintenance, operations and security will be regularly assessed with the aim of keeping standards high.

Timescales for Implementation

The necessary equipment, wayfinding and alarm systems included in this car park management strategy will be implemented prior to completion of construction, and this management strategy will be actioned upon occupation of the building.

Policy Compliance

4 accessible parking spaces are proposed, equating to 8.7% of the total car parking, which is above the minimum provision. The accessible spaces have also been located in close proximity to the points of entry into the building.