Architects/
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Interiors

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CITY ROAD EAST CAR PARK

Planning Statement

This application is for the use of the land at One City Road, 1 City Road East, Manchester, M15 4PN as a temporary car park while the owner of the site and applicant of the planning application 128002/FO/2020 is seeking to agree terms with a client for the proposal. The car park is to be managed by Car Park Securities in agreement with the site owner.

The use for this site as a temporary car park not only serves the practical purpose of keeping the site secure and deterring anti-social behaviour during the interim period before construction begins but also activates the otherwise inactive land, providing parking for the nearby residents and workers.

The existing site was covered in demolition debris which has been cleared, and the site has been covered in compacted road chippings to provide a stable, free draining and mud-free parking surface. A percolation test was carried out on site and the ground was found to free draining, and there have been no problems with ponding on site. Two sections of tarmac with yellow box junction style hatching have been laid, one at the site entrance and one at the back of the site, to ensure free movement of vehicles around the site.

The existing primary entrance to the site off of City Road East has been maintained as the single entrance into the car park. There is no barrier to the site as the car park is 24 hour access, as well as no height barrier to the car park, providing access to cars to vans. The car park has been utilised by the nearby residents, office workers and trade workers, who would otherwise be parking on the street. All payment is managed through an app so there are no payment machines on site. The payment information, app information, and terms and conditions are displayed in multiple locations around the site.

The site boundary is formed of timber hoarding that was in place from the demolition works of the buildings previously on site. The hoarding has been well maintained is in good condition. There is one section on the site boundary which is a metal fence of an electrical substation surround, the electrical substation itself has been removed, the hoarding intersects with the substation fencing ensuring the site perimeter is secure.

The site is proposed to be used as temporary car for a period of up to 12 months from the date of this application (up to approximately 15 months since first use as a car park), but as part of the agreement between the site owner and the car park operator, the site owner can terminate the use of the site as a car park at anytime with only one weeks' notice. This ensures that the sites temporary use as a car park will not delay the construction of the proposed scheme.

Based on the information above, the included letter from the clients agent, and the documents included in this application, the use of the site as a temporary car park will benefit the surrounding area whilst having no impact on the construction of the scheme in application 128002/FO/2020. SCP Transport will also be providing a transport technical note detailing the access arrangements and traffic impact of the car park, as part of the application.

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