

Gibraltar Inn, Manchester

787-B042876

Parking Study

Issue

Jel 8 Limited

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1.0 INTRODUCTION

1.1 BACKGROUND

- 1.1.1 DMJ Planning transport has been appointed by Jel8 Ltd (the 'client') to provide transport and highways consultancy services in the form of a Parking Study to support a planning application for a proposed development of pub with guesthouse at the top at the former Gibraltar Inn site, 65 Grimshaw Lane, M40 2AX.
- 1.1.2 Manchester City Council (MCC) is the Local Planning Authority (LPA) responsible for determining planning applications in the area, as well as being the Local Highway Authority (LHA).

1.2 SITE LOCATION

- 1.2.1 The site is located at the former Gibraltar Inn, 65 Grimshaw Lane, M40 2AX. The location of the site is shown in Figure 1.1.

Figure 1.1 – Site Location Plan



2.0 PARKING SURVEY

2.1 METHODOLOGY

- 2.1.1 In order to determine the baseline on-street parking conditions, parking surveys compliant with the Lambeth methodology were undertaken on Thursday 25 and Sunday 28 September 2025 at 20:50 and 12:00 respectively.
- 2.1.2 The full outputs of the survey are included as **Appendix A**.
- 2.1.3 The extent of the survey included all roads within 30m of the site, including:
- Bower St
 - Grimshaw Lane
 - Douro St
- 2.1.4 Bower St has double yellow line to restrict parking on both sides, while Dober St has parking for residents only, so they will not be taken into consideration. Disable parking spaces are not taken into consideration too.

2.2 RESULTS

- 2.2.1 A summary of the parking occupancy on the streets is set out in Table 2.1.

Table 2.1 – Summary of Parking Survey within 30m of the site

Street	Capacity	Thursday Occupancy	Thursday Available Spaces	Thursday Parking Stress	Sunday Occupancy	Sunday Available Spaces	Sunday Parking Stress
Grimshaw Ln	15	0	15	0%	1	14	7%
Total	15	0	15	0%	1	14	7%

*includes vehicles parked illegally on footway

- 2.2.2 Table 2.1 demonstrates that there is residual capacity for on-street parking in the vicinity of the site across the course of a typical day. At any time, typically almost all on-street parking spaces were available spread across the whole study area equating to around 15 spaces within just 30 meters of the site (*or more than 80 free parking spaces in walking distance of the site - around 200m from the site).

There are four car parking spaces directly in front of the site's patio, and one secure parking space located in the backyard. On the opposite side of Grimshaw Lane is the rear of a large warehouse, with parking capacity for over 80 vehicles within walking distance of the site (approximately 200 metres).

3.0 PARKING DEMAND

3.1 DEVELOPMENT PROPOSALS

- 3.1.1 The proposed development comprises one residents' parking spaces for the dwelling, as well as six additional spaces for guesthouse guests, giving a total of maximum 7 spaces.
- 3.1.2 The total of 15 parking spaces is considered sufficient to accommodate the anticipated parking demand associated with the proposed development.
- 3.1.3 It is assumed that the pub visitors will be local residents living nearby, and that they will arrive on foot, thereby not creating additional pressure on parking availability.

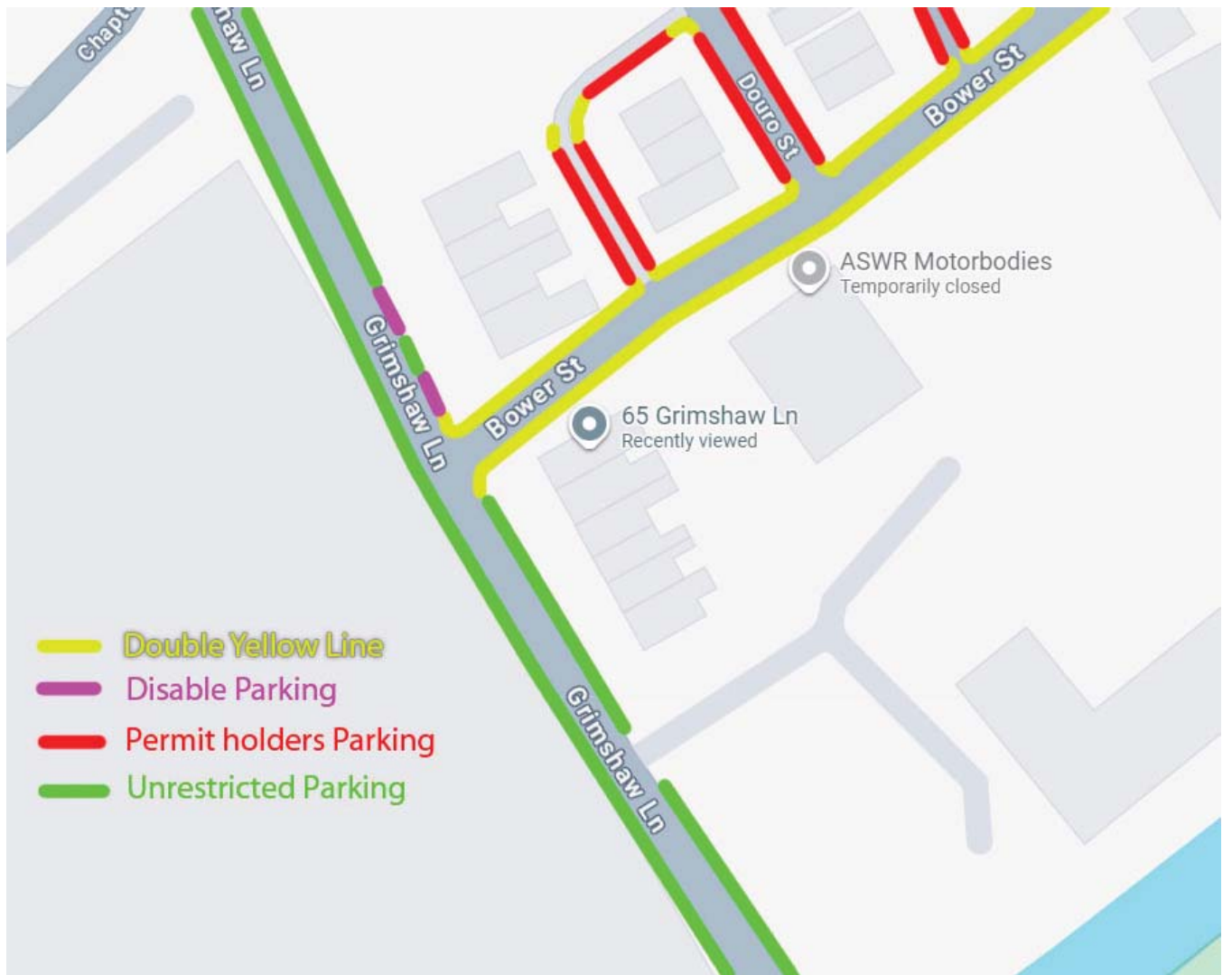


- 3.1.4 Consultations with other hotels and guesthouses within a 5-mile radius confirmed that fewer than 25% of visitors arrive by car, while the majority use public transport.
- 3.1.7 The survey has demonstrated that at times of peak demand overnight, there are around 80 spaces available within 200m of the site, and therefore the minimal increased parking demand of one vehicle can be accommodated on the local highway network.

4.0 SUMMARY

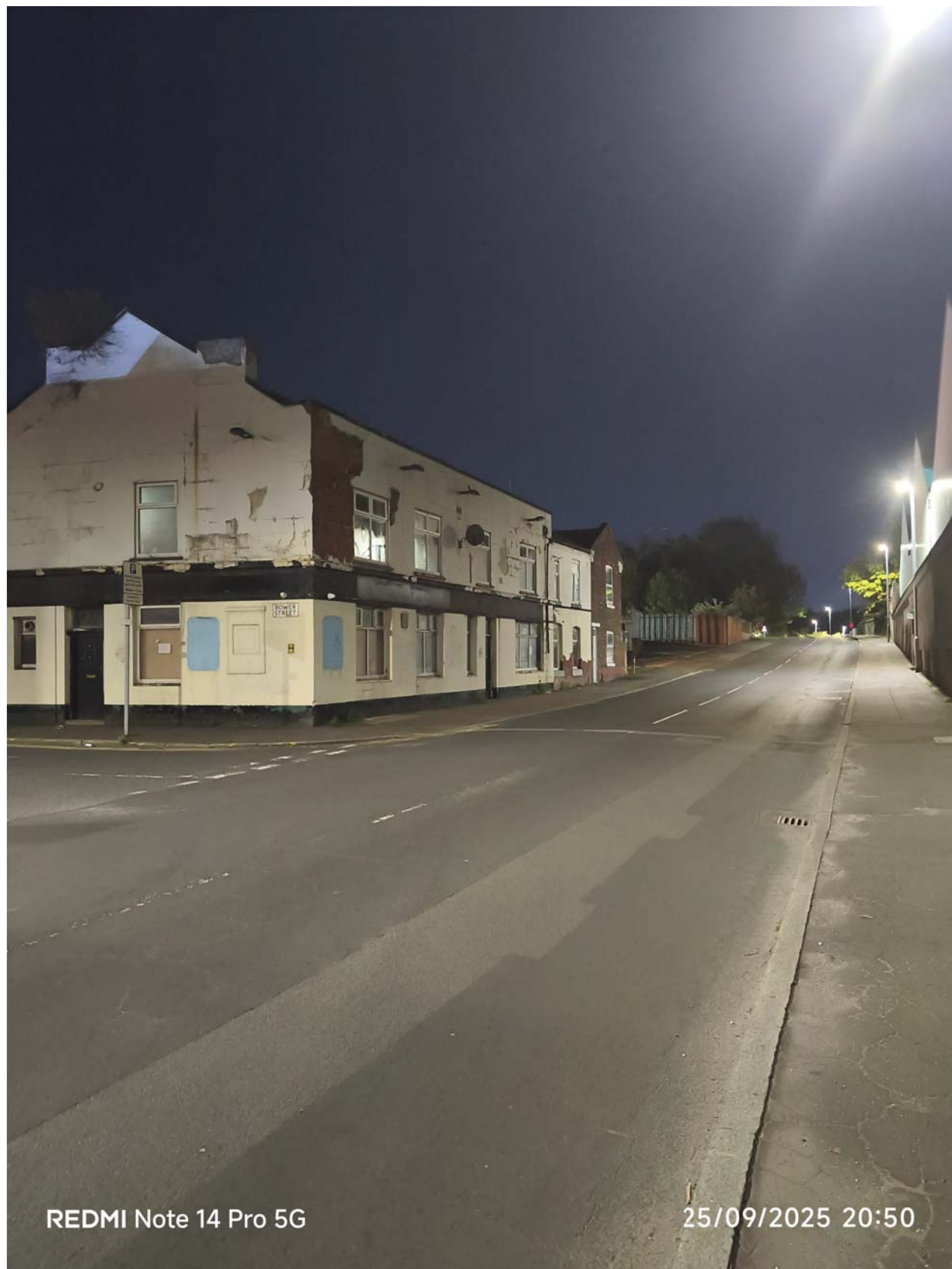
- 4.1.1 A parking survey in accordance with the Lambeth Methodology was undertaken in the vicinity of the site overnight, and has demonstrated that there is residual parking capacity times of peak demand, with around 80 spaces available within 200m of the site at any one time. Given that the development is likely to generate minimal additional parking demand, it is considered that this can be accommodated safely and without causing issues in the surrounding area.

APPENDIX A: PARKING SURVEY OUTPUTS









REDMI Note 14 Pro 5G

25/09/2025 20:50

DATE : 25th & 28th September 2025

DAY : Thursday & Sunday

LOCATION : 65 Grimshaw Lane, M40 2AX

Question	Answer
At what time(s) was the survey undertaken	20:50 & 12:00
What was the date(s) of the survey?	25th & 28th September 2025
What day of the week was the survey?	Thursday & Sunday
From the 2011 census, what is the average car ownership for this area?	N/A
How far away is the nearest bus stop (both directions)?	0.2 miles on the Oldham Road, bus stations in both direction called Grimshaw Lane
How many buses are accessible in daytime hours from this stop (both directions)?	Buses every 2-9 minutes to the City Centre (Piccadilly Gardens). Operating buses: 83, 84, 181, 182.
How far away is the nearest convenience store/shop?	0.2 miles away Londis convenience store located on the Shell oil pump on the Oldham Road
How far away are the nearest primary and secondary schools?	St Augustine's Primary School is 0.7 miles walk from the site. Manchester Communication Academy is 1.1 miles north west from the site
How far away is the nearest doctors surgery?	Whitley Road Medical Centre is 1.1 miles west from the survey site
How far away is the nearest dentist surgery?	Droylsden Road Dental Practice is 1.2 miles north east from the site