

HIGHWAYS STATEMENT						 ASHLEY HELME ASSOCIATES
Project	St Margaret's Church, Burnage			Project No	1985	
Contact		Originator	PL	Date	25.06.25	

St Margaret's Church, Burnage

1.0 Introduction

- 1.1 Ashley Helme Associates are appointed to prepare a Highways Statement in support of the planning application for a proposed workshop on land at St Margaret's Church, Burnage. The location of the site is indicated on Figure 1.
- 1.2 The proposed development comprises the construction of a workshop within the existing car park of St Margaret's Church. The internal workshop area measures circa 59 sqm, and there is complimentary storage (8sqm) and toilet facilities. The workshop will include 4no benches with separate router tables, band saw and circular saw stations.
- 1.3 The workshop will be used by members of the church and will also be made available to the community. The church envisage that the workshop may be used by up to 10 people but not necessarily all at the same time.

2.0 Existing Conditions

2.1 Site

- 2.1.1 St Margaret's Church has frontage on Burnage Lane and Bibby Lane/Hyde Fold Close.
- 2.1.2 The Site is served by a car park with access formed with Burnage Lane. The car park is marked out showing 42 spaces, including 2 accessible spaces. It is acknowledged that some spaces towards the north-eastern parcel of the car park are small and perhaps only accessible for smaller cars/motorcycles.
- 2.1.3 The car park is used by the church and 6 spaces are also reserved for use by the garden centre on Burnage Lane. The car park has a gated access and this is only opened to meet the demands of groups meeting at the church and for garden centre use.
- 2.1.4 The church is open throughout the week for various community groups. The car park is opened for the following meetings:

Sunday	1000 – 1700	Church use
	1200 – 1700	Garden centre use (only 6 spaces)
Monday	1900 – 2130	Small groups
Tuesday	0900 – 1700	Church use
	1900 – 2130	Small groups
Wednesday	1000 – 1700	Garden centre use (only 6 spaces)
	1730 – 2100	Girl Guides Groups
Thursday	1000 – 1700	Garden centre use (only 6 spaces)
	1700 - 2000	Church use
Friday	0900 – 1200	Mother and Toddler group
	1000 – 1700	Garden centre uses (only 6 spaces)
Saturday	1100 – 1230	Dancing Class
	1000 – 1700	Garden centre use (only 6 spaces)

- 2.1.5 The garden centre is located in close proximity to the car park access on Burnage Lane. The garden centre is open during the following periods:

27th Feb to 28th Sept: Wednesday to Sat & Bank Holidays from 10am~5pm

Sundays & Good Friday from 12noon~5pm

Oct / Nov / Dec Until Sun 14th: 4pm close

- 2.1.6 The church car park gates are open during garden centre operating hours.

2.2 Car Park Occupancy

- 2.2.1 The applicant has advised that when the car park is unlocked it is typically 10% - 20% occupied through the week.
- 2.2.2 The peak car park occupancy is observed on Sunday morning when the car park is typically 75% occupied. The car park is marked to show 42 spaces, including 2 accessible bays. The most northerly spaces are small and are likely to only be able to accommodate small cars/motorcycles. Notwithstanding this, application of 0.75 to the 42 spaces, means that circa 32 cars are parked on site during the peak Sunday morning period.
- 2.2.3 The applicant has advised that many attendees of groups at the church travel to the site on foot and hence the car park does not reach capacity.

2.3 Servicing

- 2.3.1 The applicant has advised that the existing church Site does not receive any deliveries via the car park by van or courier.
- 2.3.2 The applicant has advised that waste servicing takes place on a weekly basis. The waste is collected through normal wheely bins and these are wheeled out to Burnage Lane for collection.

3.0 Proposed Workshop

- 3.1 The proposed workshop will be used by members of the church and will be available for use by the community.

3.2 Car Park

- 3.2.1 The existing car park provides 42 spaces including 2 disabled spaces. The proposed workshop results in the removal of 5no spaces in the car park meaning a 37 space car park will remain in the proposed situation. The car park occupancy information provided by the applicant notes that during the peak Sunday morning period, circa 32 cars are parked on site. Thus, following the construction of the workshop, the 37 space car park will have sufficient capacity to meet peak parking demand on site.
- 3.2.2 The proposed workshop will not be open during worship times, ie Sunday morning, so there will not be car park demand for both uses taking place at the peak operating times. The workshop would be available for use throughout the rest of the week when various groups meet at the church. The client has advised that, for the most part, journeys to the site are undertaken on foot and the car park is typically circa 10% - 20% occupied during the week.
- 3.2.3 The church envisage that the workshop may be used by up to 10 people but not necessarily all at the same time. If it were assumed that each workshop visitor travelled to the site by single occupancy car, as a worst case, there would be circa 30 spaces free (adopting 20% car park occupancy) in the car park during the week and hence sufficient capacity to accommodate workshop users.

3.3 Servicing

- 3.3.1 BTP Architects have liaised with the Council on the matter of servicing at the site. It is understood that the Council have agreed that the waste management for the proposed workshop could be incorporated into the existing arrangements with collections to be made from Burnage Lane.

- 3.3.2 As set out earlier, the church does not receive any deliveries via the car park. The proposed workshop may require material or deliveries for equipment from time to time. It is likely that a 7.5t van would be the largest vehicle that would serve the workshop from the car park. Drg No 1985/SP/01 shows the swept path analysis of a 7.5t van within the car park. The swept path analysis demonstrates that the vehicle is able to enter and exit the car park in forward gear with sufficient space to turn on site.

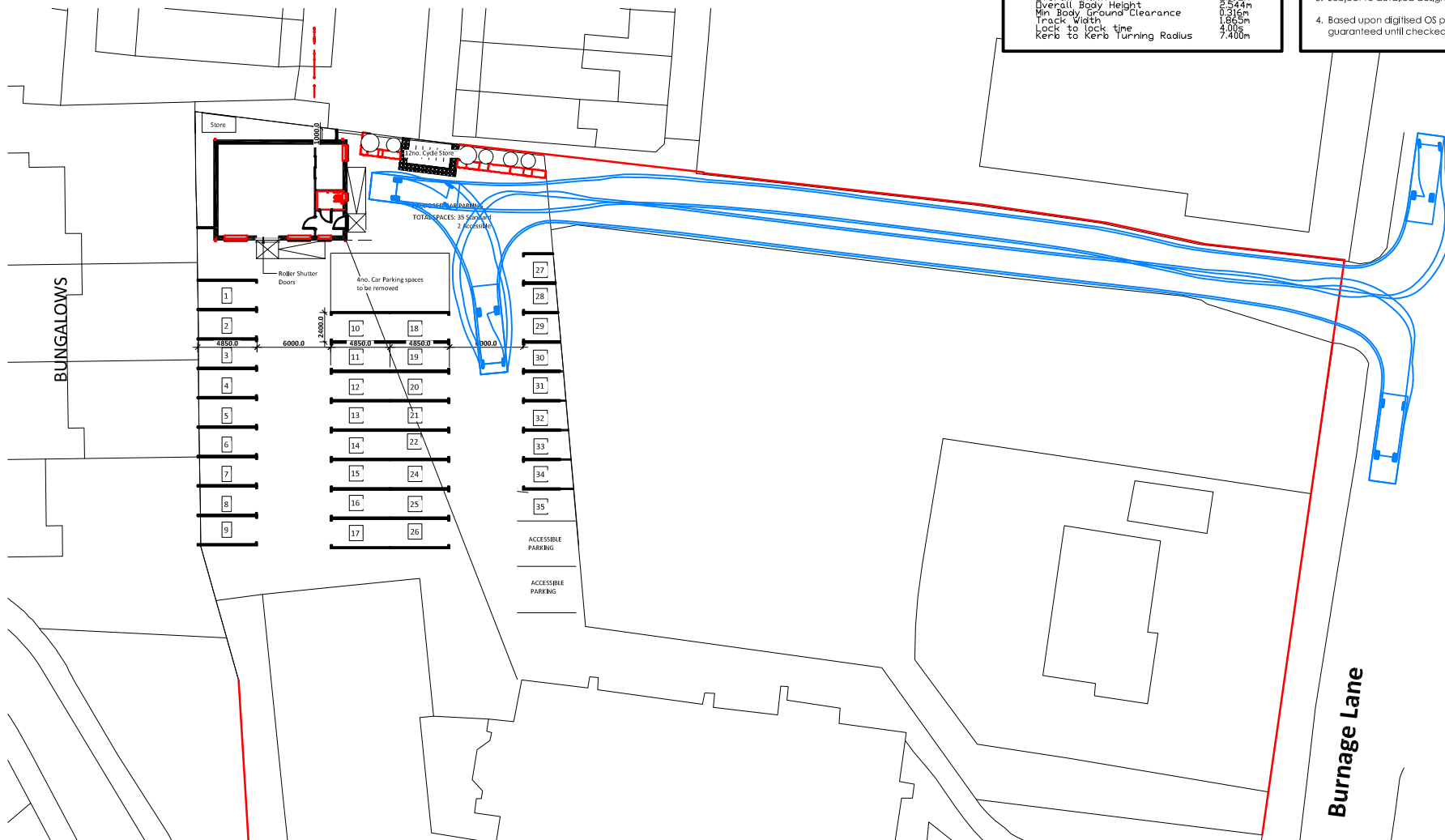
3.0 Summary

- 3.1 The proposed workshop will be used by members of the church and will be available for use by the community. The workshop will not be open during the peak Sunday morning period.
- 3.2 The applicant has advised that the car park is typically 10-20% occupied during the week when the site is open for a number of groups.
- 3.3 The proposed workshop will result in the loss of 5no parking spaces. The car park occupancy information provided by the applicant notes that the residual 37 space car park provides sufficient capacity to meet the peak parking demands at the Site.
- 3.4 The church envisage that the workshop may be used by up to 10 people but not necessarily all at the same time. If it were assumed that each workshop visitor travelled to the site by single occupancy car, as a worst case, there would be circa 30 spaces free (adopting 20% car park occupancy) in the car park during the week and hence sufficient capacity to accommodate workshop users.
- 3.5 Swept path analysis of a 7.5t van has been undertaken and it is demonstrated that the vehicle can enter and exit the car park in forward gear with sufficient space to turn on site.



7.5t Panel Van
Overall Length 7.210m
Overall Width 2.210m
Overall Body Height 2.544m
Min Body Ground Clearance 0.86m
Track Width 1.86m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m

- Notes:
1. Do not scale from this drawing
 2. This drawing is copyright and may not be copied or given to a third party without written authority from Ashley Helme Associates Ltd
 3. Subject to detailed design
 4. Based upon digitised OS plan, accuracy can not be guaranteed until checked with topographical survey



Based upon/reproduced from the Ordnance Survey Map with the Permission of The Controller of Her Majesty's Stationary Office.
© Crown Copyright Ashley Helme Associates Ltd, 76 Washway Road, Sale, Manchester, M33 7RE, Licence No AL100015126

Project	ST MARGARETS CHURCH, BURNAGE	Title	SWEPT PATH ANALYSIS: 7.5t VAN	Drawing No	1985/SP/01	Rev		 ASHLEY HELME ASSOCIATES
Client	ST MARGARETS CHURCH, BURNAGE			Date	JUNE 2025	Scale	1:500@A4	