Car Park Securities Limited

Registered Office: 483 Green Lanes, London, N13 4BS

Operational Management Plan

For Site Code - 7750

City Road Car Park, Manchester, M15 4TD

1. Overview of Operations

- The car park at City Road, Manchester operates as a temporary public pay-and-stay facility, providing short-term parking to meet local demand from surrounding offices, residential blocks, and construction sites.

- The site accommodates approximately 180 vehicles per weekday, predominantly cars and small vans. Usage levels are lower but steady at weekends.

- The car park commenced operation on 2 May 2025 and is expected to remain open until redevelopment begins within the next 12 months.

2. Hours of Operation

- Open: 24 hours per day, 7 days per week
- Access: Via the entrance on City Road East
- Egress: Via the same opening
- Height Restrictions: None

3. Parking Layout and Surface

- Surfaced with tarmac plainings, mechanically rolled to create a compact and solid surface.
- Open-plan layout without marked bays, allowing flexibility for varying vehicle sizes and efficient capacity management.
- Approximate capacity: 180 vehicles.

4. Payment and Ticketing

- The car park is cashless, with payment made via the RingGo mobile payment system.

- Prominent signage is displayed at the entrance and throughout the site detailing tariffs, operator contact details, and enforcement procedures.
- No payment machines or ticket dispensers are located on site, reducing maintenance and improving security.

5. Site Security

- The site is enclosed by a 2.4m high timber hoarding that was erected as part of application 128002/FO/2020, with one small section of site boundary being the metal fence of an electrical substation surround.
- Access is controlled by a single open point on City Road East for vehicles and pedestrians.
- Although the car park is not manned, ANPR technology is in place and monitored by Car Park Securities as part of their operational network.
- Regular patrols by the operator's enforcement officers are undertaken to ensure compliance, maintenance, and site safety.
- The site's visibility from City Road and surrounding roads enhances passive surveillance and deterrence.

6. Lighting and Visibility

- The car park benefits from street lighting on surrounding roads, providing substantial ambient illumination.
- Additional internal lighting ensures safe vehicle and pedestrian movement at night.
- Lighting adequacy is reviewed during maintenance visits, with remedial action taken if required.

7. Waste Management and Site Cleanliness

- The site is inspected twice weekly, coinciding with litter collection visits.
- Litter is removed, and the surface is checked for debris, damage, or hazards.
- A maintenance log is maintained by Car Park Securities.

- Waste is disposed of responsibly through the company's contracted waste management provider.

8. Management and Enforcement

- Car Park Securities are responsible for all day-to-day operations, including:

- Routine site inspections
- Maintenance and cleaning
- Enforcement of parking terms and conditions
- Health and safety compliance

- Enforcement is carried out in accordance with International Parking Community (IPC) guidelines and relevant legal standards.

- Signage clearly states that unauthorised parking or non-payment may result in a Parking Charge Notice (PCN)

9. Emergency and Incident Procedures

- Emergency and contact information is prominently displayed on-site signage.
- Users are instructed to contact Car Park Securities via email at contact@carparksecurities.com.
- Emails are monitored Monday to Friday, 9:00am – 5:00pm.
- The car park's open layout and visibility from adjacent streets enhance safety through passive surveillance.

10. Future Development

- The current use is temporary.
- Redevelopment is expected to commence within approximately 12 months, delivering a bespoke, high-quality scheme.
- The temporary car park use will cease prior to development, and the site will be cleared in accordance with planning condition.

11. Contact Details

- Operator:

  Car Park Securities Limited
  Email: contact@carparksecurities.com
  Correspondence Office: PO Box 787, Rochdale, OL16 9TH

12. Summary

This Operational Management Plan demonstrates that the City Road temporary car park is being operated safely, responsibly, and efficiently.

Measures are in place to manage access, maintain cleanliness, ensure security, and provide oversight throughout its operational period until redevelopment commences.

Signed for and on behalf of Car Park Securities Limited:

Name: _____

Position: _____

Signature: _____ Date: _____