

**Community Nurses Centre - Application Ref: 142076/FO/2025 - Approved****Discharge of Condition 5 - Car Park Management Plan**

*Condition 5 - Prior to the first occupation of the apartments hereby approved, car park management plan, to include details of how parking spaces are to be allocated, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details. Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.*

Planning History

- In November 2023, a Full Planning Application - Ref: (138316/FO/2023) - was submitted for a change of use of the Community Nurses Centre to form 11 self-contained flats (Class C3). This application was approved in December 2023 and the necessary conditions were discharged and subsequently construction began and is reaching completion.
- In March 2025, this application (Ref:142076/FO/2025) was submitted for a loft conversion with 2 side dormers; and to convert the basement to create an additional 4 apartments, totalling 15 apartments in the building.

The parking arrangements which were created for Application 13816/FO/2023 were designed for the 11 apartments scheme. For the application 142076/FO/2025 Condition 5, regarding parking, has been introduced, and requires discharging. In response to Condition 5 of the planning approval, we are submitting the following car park management plan for the apartments.

The entire development consists of 15 apartments and provides 7 on-site parking spaces. These spaces include one accessible parking bay suitable for disabled users and two electric vehicle charging points. (See Figure 1).

As it is not possible to provide more on-site parking, the strategy is that the spaces will be allocated on a first-come, first-served basis for all residents.

We anticipate that this arrangement will be sufficient for the needs of the residents for the following reasons:

- A secure and ample bike store is provided to encourage sustainable travel options. The bike store has been designed to facilitate 15 bikes. (See Figure 1).
- The apartments are in a highly sustainable location with excellent public transport links, including numerous bus routes along Rochdale Road and Harpurhey Road, with 8 bus stops being within a 5 minutes walk of the site. (See Figure 2).

The development is also within walking distance of nearby tram stops such as Queens Park (20 minute walk). Please find listed in the table below the distance, by bike, to some of the nearest amenities, showing that this location is highly sustainable and accessible as per Policy T2 of the Manchester Core Strategy:

| <b>Amenity</b>                                             | <b>Distance</b> | <b>Time taken</b>                                                     |
|------------------------------------------------------------|-----------------|-----------------------------------------------------------------------|
| The Manchester College - Harpurhey Campus                  | 0.3 Miles       | Bike – 2 Minutes<br>Walk – 8 Minutes<br>Public Transport – 7 Minutes  |
| Harpurhey Shopping Centre containing numerous Supermarkets | 0.3 Miles       | Bike – 3 Minutes<br>Walk – 8 Minutes                                  |
| Hotels/Eateries/Restaurants                                | 259 feet        | Walk - Less than 1 minute                                             |
| Harpurhey Medical Centre and Church View Medical Centre    | 0.2 Miles       | Walk – 6 minutes<br>Bike – 2 minutes<br>Public Transport – 6 minutes  |
| North City Family and Fitness Centre                       | 0.5 Miles       | Bike – 4 minutes<br>Walk – 12 minutes<br>Public Transport – 8 minutes |
| North Manchester General Hospital                          | 1.2 miles       | Bike - 9 minutes<br>Public Transport – 11 minutes                     |

- In addition to the on-site provision, there is sufficient unrestricted on-street parking available on Beech Mount, adjacent to the Community Nurses Centre, which can be utilized by residents and visitors, as well as ample available on-street parking on Oak Bank, parallel to Beech Mount, a 2 minute walk away via Palladium Drive. (See Figures 3 and 3a).

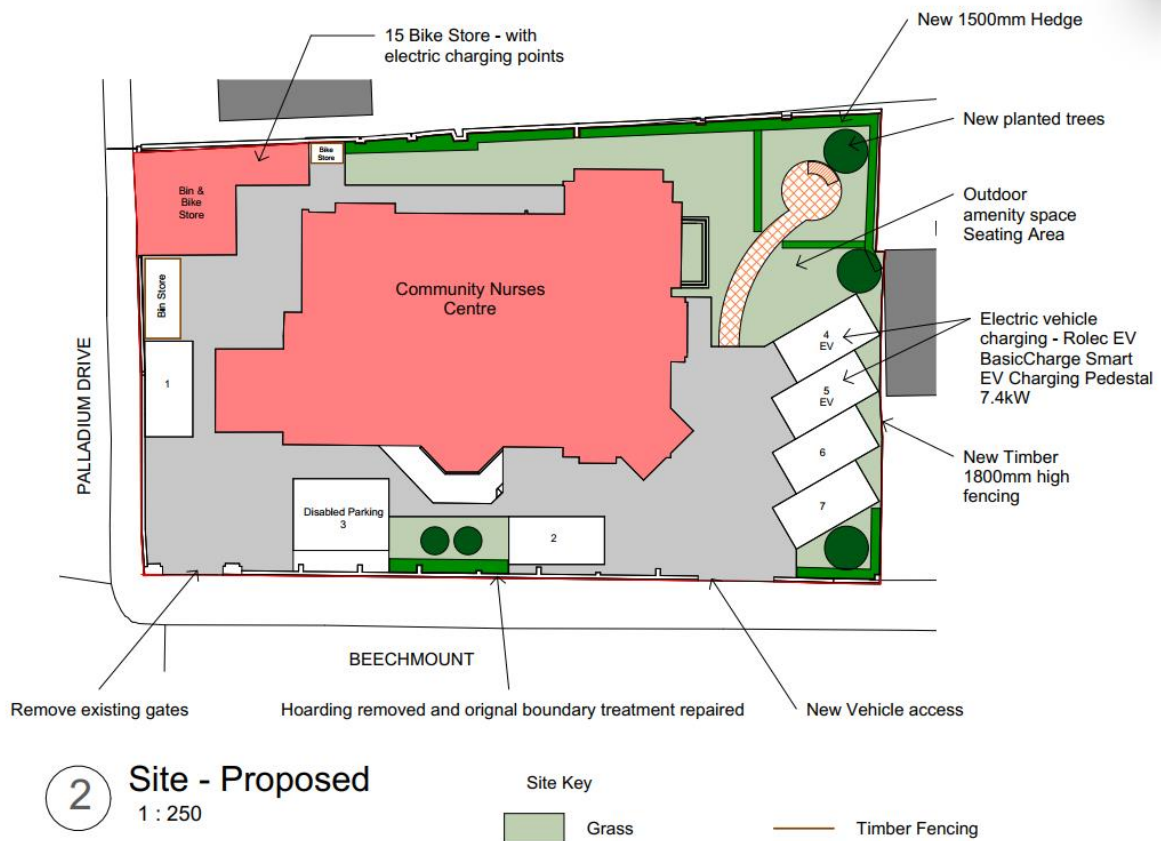


**Figure 1 - Proposed Site Plan illustrating car parking bays and bike storage**

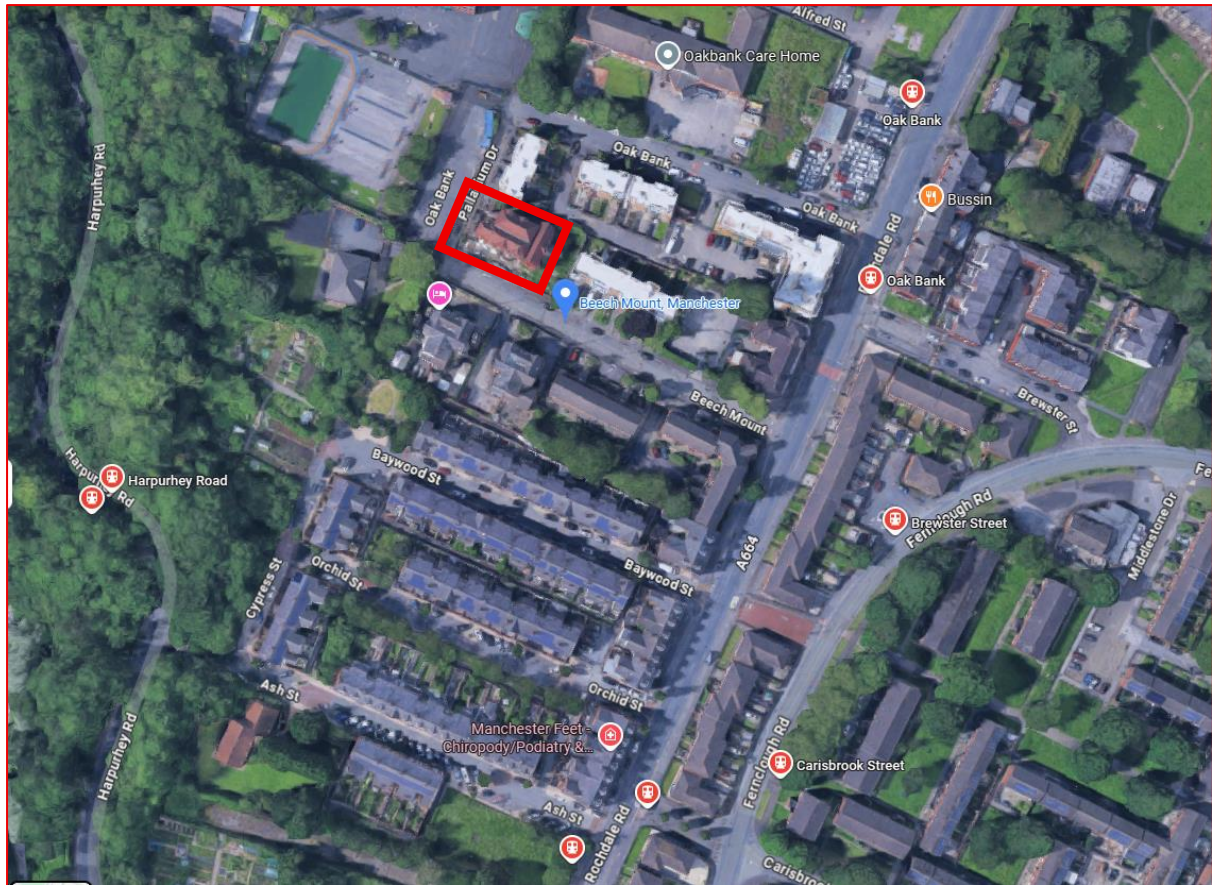


**Figure 2 – Nearby Bus Stops highlighted in Red. All of these 8 Bus Stops are in average of 5 minutes walk from the property.**



**Figure 3 – Available on-street parking on Beech Mount (on the side of the road of the development) and available on-street parking on Oak Bank (parallel street to the development) un-restricted parking on both sides of the road.**



**Figure 3a – Oak Bank, where ample unrestricted on-street parking is available, is a 2 minute walk from the site, via Palladium Drive**

We believe that this plan effectively addresses the parking needs of the development while promoting sustainable travel options, and thus we seek to discharge this condition, with the above plan.