



**PROPOSED NEW YOUTH CENTRE
NACRO WYTHENSHAW PARK
WYTHENSHAW ROAD, MANCHESTER**

TRANSPORT STATEMENT

MAY 2025

**PROPOSED NEW YOUTH CENTRE
NACRO WYTHENSHAW PARK
WYTHENSHAW ROAD, MANCHESTER**

TRANSPORT STATEMENT

MAY 2025

Report Reference:	TS - Site 23
Project Code:	B/CWAYouthHubs.1
Prepared by:	HI / MS
Approved by:	RG
Issue Date:	May 2025
Status:	Version 2

**Proposed New Youth Centre
Nacro Wythenshawe Park
Wythenshawe Road, Manchester
Transport Statement**

List of Contents

Sections

1	Introduction	1
2	Site Background.....	2
3	Accessibility	6
4	Development Proposals	10
5	Trip Generation	12
6	Conclusion	14

Figures

Figure 2.1: Site location.....	2
Figure 3.1: Walking catchment area	7
Figure 3.2: Cycling catchment area	8

Appendices

APPENDIX A: Existing Centre timetable	
APPENDIX B: Existing user travel survey	
APPENDIX C: Existing bus services	
APPENDIX D: Proposed site layouts	
APPENDIX E: Predicted Centre timetables	
APPENDIX F: Trip generation	

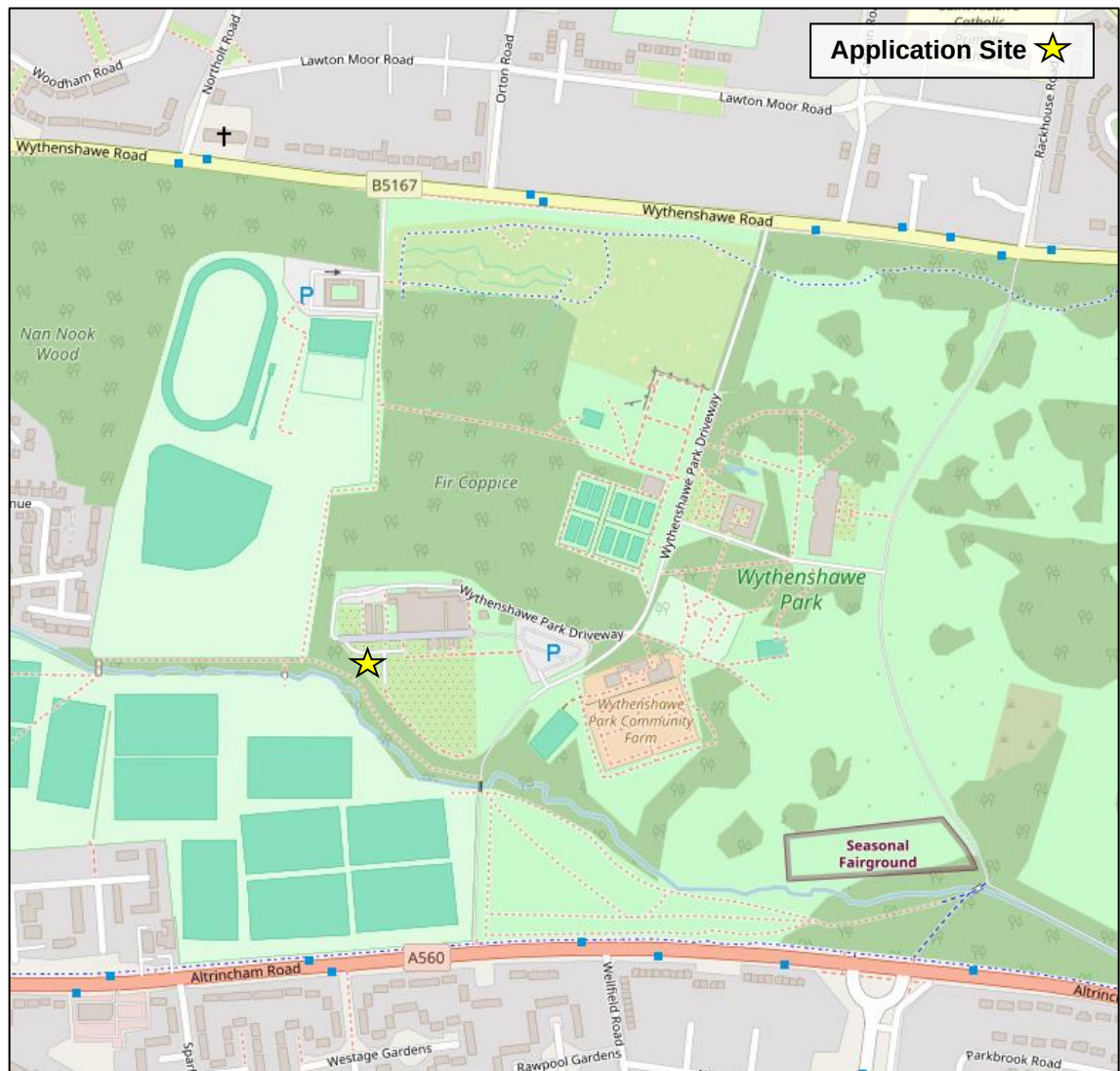
1 Introduction

- 1.1 Mayer Brown Limited has been appointed to prepare a Transport Statement (TS) in support of the planning application for a new youth community building at Wythenshawe Park on Wythenshawe Road, Manchester, M23 0AB. It is intended to form part of the planning application documentation to be submitted to the local planning and highway authority, Manchester City Council.
- 1.2 The development proposals comprise of the construction of a new building for the Nacro organisation, to provide improved outdoor education and activity facilities for the local community.

2 Site Background

Site location

- 2.1 The proposed building will be sited within the Horticultural Centre grounds at Wythenshawe Park off Wythenshawe Park Driveway, Wythenshawe.
- 2.2 An indicative site location plan is shown as **Figure 2.1**.



Source: Map data © OpenStreetMap contributors, CC BY-SA; www.openstreetmap.org; www.creativecommons.org

Figure 2.1: Site location

Highway network

- 2.3 Wythenshawe Park Driveway is a two-lane road giving access to the centre of the park from the B5167 Wythenshawe Road. It does not usually offer through access to the A560 Altrincham Road, although a gate can be opened in case of emergencies or events. The

road has a 5mph speed limit and speed humps approximately every 35m. There is a wide paved footway on the west side of the road which is unlit. A wooden knee rail fence separates the road from the footway.

- 2.4 The B5167 Wythenshawe Road is a 30mph single carriageway road forming the northern boundary of Wythenshawe Park. On its northern side there is a footway separated from the road by a grass verge, and accesses to private off-road parking. Approximately 75m to the east of the access road to the site, the B5167 Wythenshawe Road meets Carloon Road at a raised table junction. Further to the east it meets with the A5103 Princess Parkway at a grade-separated junction before continuing into Northenden. To the west Wythenshawe Road meets with Moor Road and the Navy Line tramlines.
- 2.5 Carloon Road is a minor residential road with parking permitted on both sides, except in the vicinity of its junction with Lawton Moor Road that meets the B5166 at its northern edge at a hamburger-style roundabout. To the northwest the B5166 Sale Road continues to the nearby town of Sale.
- 2.6 The A5103 Princess Parkway is a major arterial route into the centre of Manchester. In the vicinity of the Wythenshawe Road junction, it is a dual carriageway with three lanes in each direction and a 50mph speed limit. The junction north of the B5167 is with the M60 and the junction to the south is with the M56.

Highway safety

- 2.7 A review of accident mapping using crashmap.co.uk has been undertaken for the latest five years of available data along the park frontages on Wythenshawe Road.
- 2.8 On Wythenshawe Road, two collisions occurred at the junction with Sledmoor Road, both resulting in slight injuries. One involved a cyclist and a car; the other involved two cars. A serious accident occurred at the junction of Wythenshawe Road with Sale Road, involving a car and a cyclist.
- 2.9 No accidents occurred at the main park entrances on either Wythenshawe Road or the A560.
- 2.10 Due to the low number of recorded accidents, it is concluded that there are no significant highway safety issues in the vicinity of the proposed development.

Existing site overview

- 2.11 The site is located to the southwest of Wythenshawe Horticultural Centre and greenhouses. The Nacro organisation currently runs outdoor education and activity

sessions from one of the portacabins that are located to the south of the Horticultural Centre, alongside existing storage containers.

- 2.12 Vehicular access for the public is via a shared car park accessed from Wythenshawe Park Driveway which connects to the B5167 Wythenshawe Road to the north. Access to the A560 is only available through locked gates so is only available to pedestrians and cyclists.
- 2.13 The site currently shares the main car park for Wythenshawe Park's facilities and Horticultural Centre. This car park has approximately 120 standard spaces and eight disabled spaces.
- 2.14 Staff are able to use the service road which runs along the northern side of the greenhouses and park in this area. This route is only available to authorised vehicles and provides space for ten cars, including minibus parking and disabled access.
- 2.15 The site currently employs four full-time and six part-time employees, who work different shifts to cover various times including evenings, weekends and school holidays.
- 2.16 General waste and recycling are collected once a week on a Thursday by a private collection, and bins are stored 50m from the current building. Only occasional deliveries or servicing is required, on an ad-hoc basis, typically by vehicles no bigger than a transit-type van.

User numbers and times

- 2.17 The site has daily users as an outdoor learning centre during the day, which are organised groups from schools, communities and/or local authorities, and several weekly sessions in the evenings. A timetable of existing usage of the building, including typical user numbers and ages at each session, is shown in **Appendix A**.
- 2.18 The main events held at the learning centre in terms of attendee numbers are the weekday outdoor learning sessions.

Travel survey

- 2.19 The Learning Centre undertook travel surveys of its attendees throughout the week commencing 17/03/2025. Attendees were asked via a "hands up" survey how they travelled to the Learning Centre.
- 2.20 A total of 41 responses was received from two sessions (one daytime, one evening) and are considered to provide a good representation of travel by a range of users. A copy of the survey data is included in **Appendix B**.

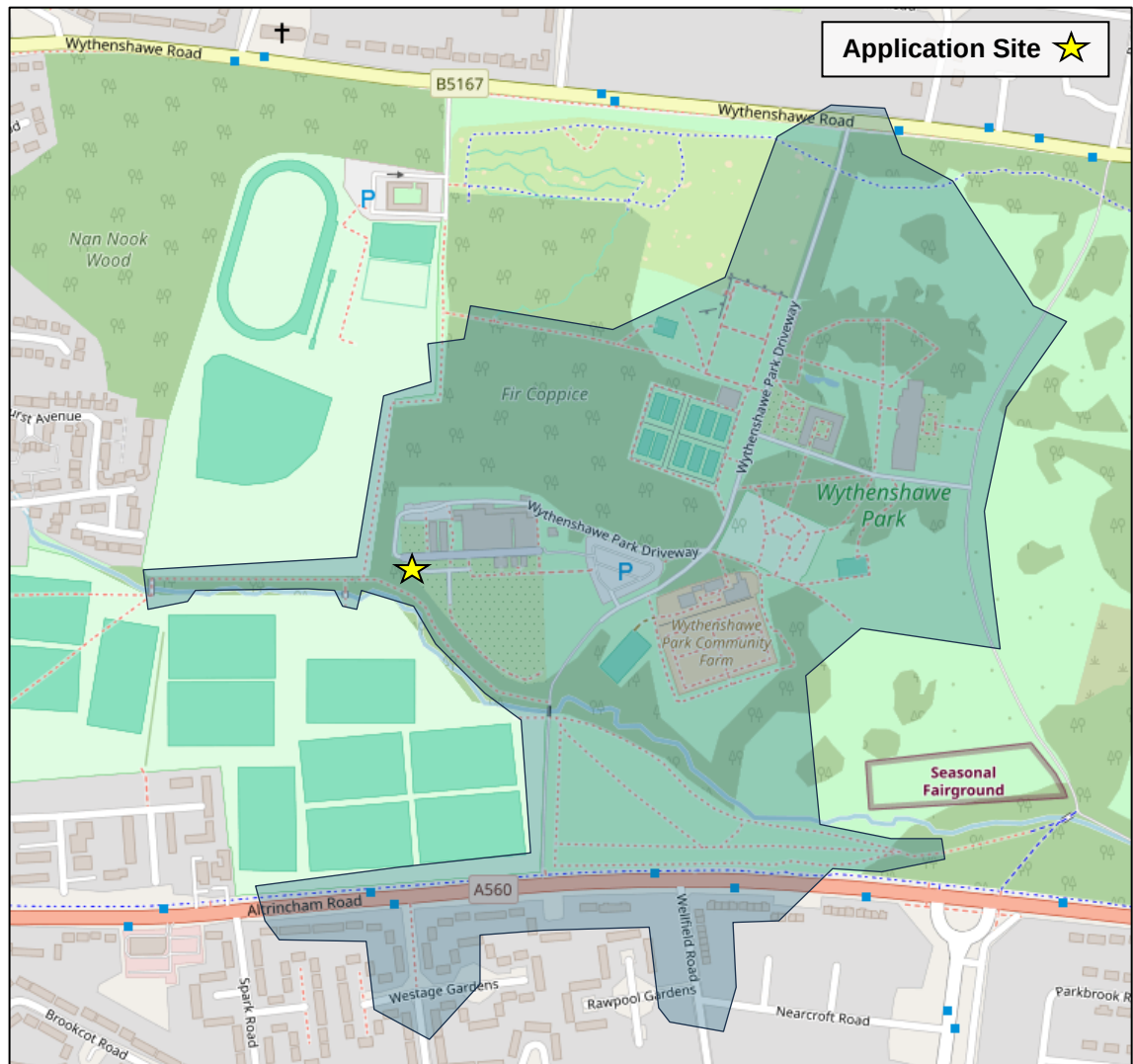
- 2.21 During the daytime session, 86% of users arrived by bus, which reflects this session being an organised activity with the majority of attendees travelling as a group. For these events, groups are typically transported by minibus or coach.
- 2.22 During evening sessions, 63% of people travelled by car which is representative of the site's location in the centre of a park being more difficult to access directly by accessible modes, particularly after dark. During these sessions, users are more likely to travel independently or as separate family groups.

3 Accessibility

- 3.1 An assessment of how the site can be accessed via non-car modes of travel has been undertaken.

Walking

- 3.2 The Chartered Institute of Highways and Transportation document 'Planning for Walking', published March 2015, indicates that people will typically only walk if their destination is less than a mile away with a typical catchment of around 800m, or a 10-minute walk time based on a comfortable walking pace of 80m per minute. This is also considered a realistic walking distance for parents/carers of younger children, whilst older teenagers may be willing to walk further if travelling independently and/or with a group of friends.
- 3.3 A walking distance of 800m covers an area broadly bounded to the north by Wythenshawe Road, the south by Altrincham Road, and in all other directions by Wythenshawe Park as shown in **Figure 3.1**.



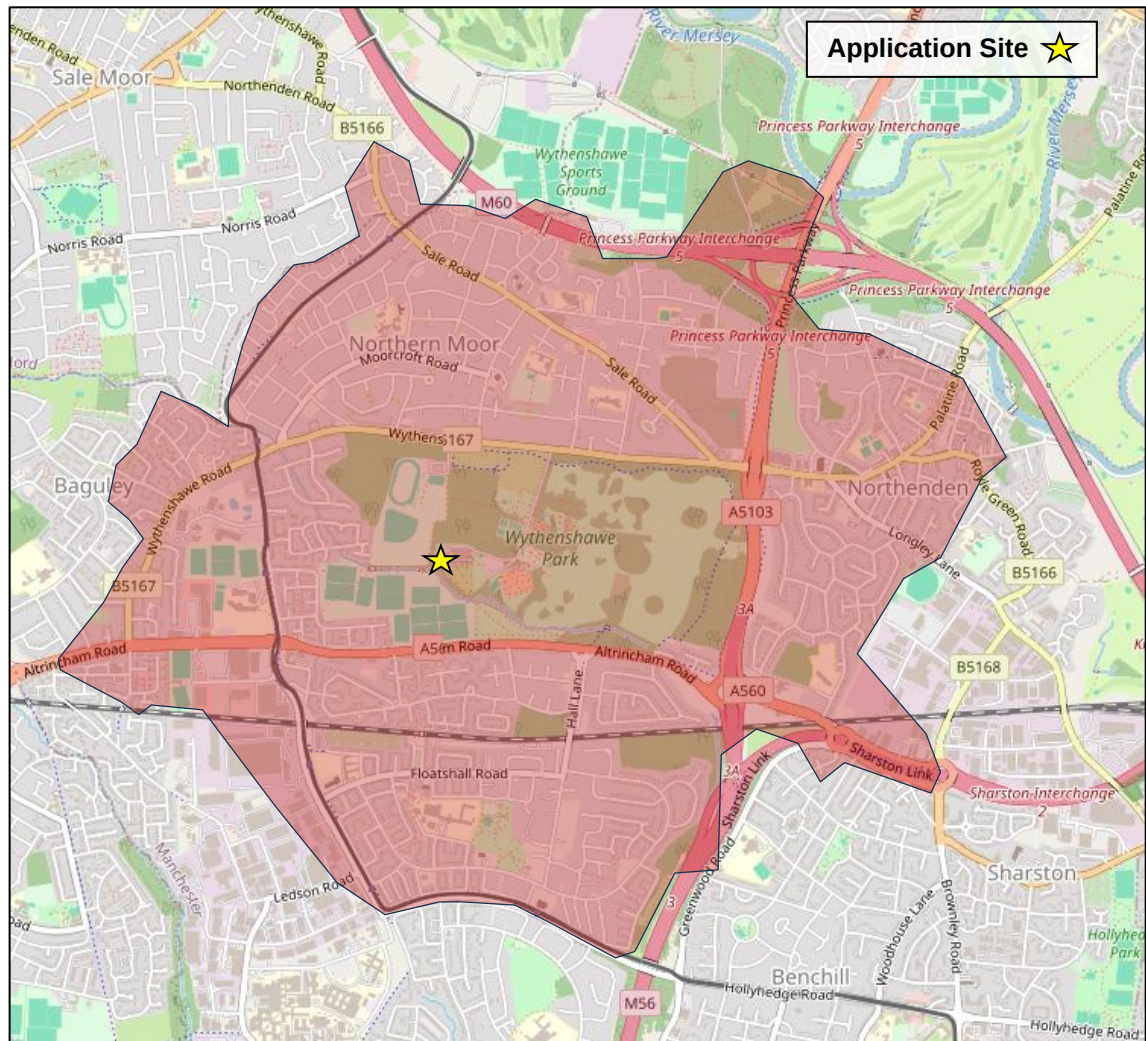
Source: Map data © OpenStreetMap contributors, CC BY-SA; www.openstreetmap.org; www.creativecommons.org

Figure 3.1: Walking catchment area

- 3.4 There are footpaths from the site through the Horticultural Centre to the main car park and Wythenshawe Park Driveway. To the south, there is a footpath running westwards and parallel to Bagueley Brook and the perimeter of the site, which splits into two footpaths, one heading north to the athletics centre and one heading west to Bideford Drive and Moor Road Metrolink stop. The Metrolink stop is 1.15km from the site via this route.
- 3.5 To the south of Wythenshawe Park Driveway, the roadway becomes pedestrianised and provides access to the A560 Altrincham Road and local residential areas. There is a shared footway/cycleway along the northern side of the A560 and a footway on the southern side.
- 3.6 To the north, Wythenshawe Park Driveway has a shared footway/cycleway on its western side with a knee rail separating this and the road.

Cycling

- 3.7 Cycling is seen as a viable alternative for journeys of up to 5km, equivalent to a 20-minute cycle time based on a speed of 10mph (16kph). Given the land use and age profile of users, however, a maximum 10-minute cycle time is seen as more realistic at this site.
- 3.8 A plan showing a 2.5km cycling catchment area for the site is shown in **Figure 3.2**.



Source: Map data © OpenStreetMap contributors, CC BY-SA; www.openstreetmap.org; www.creativecommons.org

Figure 3.2: Cycling catchment area

- 3.9 Wythenshawe Park Driveway to the north has a shared footway / cycleway along the western side of the road. There is a cycle trail along the northern and eastern perimeter of the park which can be accessed from this road.
- 3.10 Wythenshawe Park Driveway connects to the A560 at the south of the park for pedestrians and cyclists; the A560 Altrincham Road has a shared cycleway / footway

along it connecting towards the centre of Wythenshawe to the east and Timperley and Altrincham to the west.

- 3.11 The regional cycle route 85 passes through the park, on a separate route to the east of Wythenshawe Park Driveway that links Rackhouse Road and Hall Lane via a traffic-free route. This follows mostly quiet roads and to the south links with the National Cycle Network (NCN) route 62 to Wythenshawe town centre and Manchester Airport. To the north it links with Withington and NCN routes 6 and 60.
- 3.12 In this area, the NCN route 62 links to East Didsbury and Stockport to the east and Stretford to the west. The NCN route 6 links to Manchester city centre.

Public transport

- 3.13 The nearest bus stops to the site are located on the A560 Altrincham Road (approximately 500m from the site) which receive the route 18. The routes 371 and 372 can also be accessed by stops on the B5167 Wythenshawe Road approximately 800m away.
- 3.14 Details of local bus services are set out within **Appendix C**.
- 3.15 The closest tram stop is Moor Road on the Navy line, approximately 1.15km walk away. The Navy line serves trams travelling to Manchester Airport to the south and Victoria in the north every 12 minutes.

4 Development Proposals

Proposed development

- 4.1 At present, Nacro uses a portacabin alongside storage containers, but such provision is not conducive to the users' activities.
- 4.2 Consequently, the scheme aims to construct a new energy-efficient single-storey building of approximately 218sqm. A main hall will be provided along with a meeting room, office, kitchen, toilet facilities and changing rooms including showers.
- 4.3 There will be a small increase of two full-time and two part-time staff members, who will work varying shifts to cover various times including evenings, weekends and school holidays.
- 4.4 Plans showing the proposed layouts are included in **Appendix D**.

Site access arrangements

- 4.5 There are no changes proposed to pedestrian or vehicular access, which will be retained via the paths from the public car park for attendees and from the horticultural centre access road for staff.

Parking

Bicycles

- 4.6 Five Sheffield stands accommodating ten bicycles will be provided under a shelter to the east of the entrance.
- 4.7 Manchester City Council cycle parking standards set out within the *Core Strategy* require minimum provision of one space per 140sqm, to a minimum of two, for Use D2: Other Leisure Facilities. The proposed provision therefore exceeds these standards.

Car parking

- 4.8 No change in car parking is proposed as a result of the scheme, including no changes to public parking in the adjacent car park. Attendees travelling by car will continue to park within the adjacent public car park, whilst staff will continue to use the private parking area adjacent to the greenhouses.

Servicing and deliveries

- 4.9 No changes are predicted to the frequency and type of deliveries/servicing arrangements associated with the site post-development, with the general waste collections also retained as per present.

Attendee times and numbers

- 4.10 A timetable of estimated predicted usage of the building, including typical user numbers and ages at each session, is shown in **Appendix E**.
- 4.11 There will be increases of up to 30 attendees at the existing sessions, plus the introduction of new sessions as a result of the improved building, with these events having up to 30 new attendees.

5 Trip Generation

- 5.1 Multi-modal trip generation for the predicted increase in users is shown within the calculation tables in **Appendix F** and summarised herein.

Existing sessions

- 5.2 As set out in **Section 4**, the new building is predicted to result in an increase of around 30 users to current daytime outdoor learning activity sessions, with the majority of these expected to be brought in by minibus or coaches in groups, as at present.
- 5.3 During the evening community and youth sessions, where more children either travel independently or are dropped off by family/carers, this will result in up to 15 additional vehicles at the start and end of each evening session.
- 5.4 This level of additional trip generation is not expected to have a significant or severe impact on the local highway network or to affect highway capacity, particularly given the proximity of a large car park to enable drop-off and collection.

New sessions

- 5.5 With the new building, a range of additional evening groups will be run for up to 30 people, comprising:
- Community and youth work sessions on a Mondays, Wednesdays and Fridays;
 - Other community events on weekends; and
 - An additional SEND Bright Future Friends session per week.
- 5.6 These will each result in up to 15 cars dropping off and picking up attendees, and six vehicles parking during the session. This is the same level of traffic generated by the current evening session when at full attendance.
- 5.7 Additionally, it should be noted that there is likely to be an element of car sharing by siblings or friends, which will result in increased vehicular occupancy and may therefore result in a reduced level of trip generation than that estimated above.

Car parking demand

- 5.8 Family/friends who are dropping off attendees are expected to enter the main Wythenshawe Park car park for drop-off and pick up from the site.
- 5.9 It is probable that for older children, parents will pull up in the main car park to drop off children, but for younger children they will park briefly to walk the children to the centre.

At the end of the sessions, parents are more likely to park and then walk to the centre to collect the children.

- 5.10 The increases predicted for the existing youth sessions, of 15 additional vehicles dropping off and picking up, and six vehicles parking, is not expected to cause any significant parking issues in the local vicinity, while the extra sessions running on new nights will have lower demand for parking than the existing Adventure / Bush Craft Club.

6 Conclusion

6.1 Mayer Brown Limited has been appointed to prepare this Transport Statement in support of the proposals for construction of a new outdoor learning and activity building in Wythenshawe Park in Manchester.

6.2 This Transport Statement demonstrates that:

- Nacro currently occupies portacabins and storage containers on the site but the building arrangement and condition does not meet their current needs;
- Access to the site for members of the public and staff is currently provided from Wythenshawe Park Driveway;
- The site is accessible via sustainable modes of travel through the network of footpaths and cycleways within Wythenshawe Park and nearby bus services.
- Travel surveys of attendees were undertaken which shows the majority of attendees travelling to the daytime sessions arrive by bus, with most transported to the site by organised minibuses, and around two thirds in the evening by car;
- Development proposals seek to provide a new energy-efficient building designed to Nacro's requirements to enable continued provision of outdoor education and activities within the park;
- New cycle storage will be provided that exceeds with local policy requirements;
- There are predicted to be around 15 extra vehicles dropping off and picking up at the end of each existing and new session compared to current traffic levels, and six additional parked cars;
- Given the low increase in vehicular traffic, it is expected that the proposed development would have no material/significant impact on the safety or operation of the local highway network.

6.3 In light of the above and preceding assessment, it is reasonable to conclude that the development proposals are acceptable in transport planning terms and do not generate any significant impact to the local transport network and therefore accord with the principles of sustainable development set out within the National Planning Policy Framework.

APPENDIX A: Existing Centre timetable

Current Learning Centre events and attendee numbers

Activity / Group / Event	Day(s)	Time	Number of existing attendees	Age of attendees (if <18)
Outdoor Learning Activities	Monday to Saturday	09:00 – 17:00	30 / 4 staff	11-19
Adventure / Bush Craft Club	Tuesday	17:00 – 20:00	25 / 8 staff	11-19
Training and Meetings	Wednesday	17:00 – 20:00	15	11-19
SEND Bright Future Friends	Thursday	17:00 – 20:00	12 / 4 staff	13-19

APPENDIX B: Existing user travel survey

NACRO, Wythenshawe Park

Modal share

Activity / Group / Event	Day(s)	Time	Travel mode - numbers							Total	Travel mode - share						
			Walk	Scoot	Cycle	Bus / Train	Dropped off	Car Driver	Other		Walk	Scoot	Cycle	Bus / Train	Dropped off	Car Driver	Other
Adventure / Bush Craft Club	Tuesday	17:00 - 20:00	6		2	2	12	5		27	22%	0%	7%	7%	44%	19%	0%
Outdoor Learning Session	Wednesday	09:00 - 15:00				12	2			14	0%	0%	0%	86%	14%	0%	0%
Totals			6	0	2	14	14	5	0	41	15%	0%	5%	34%	34%	12%	0%

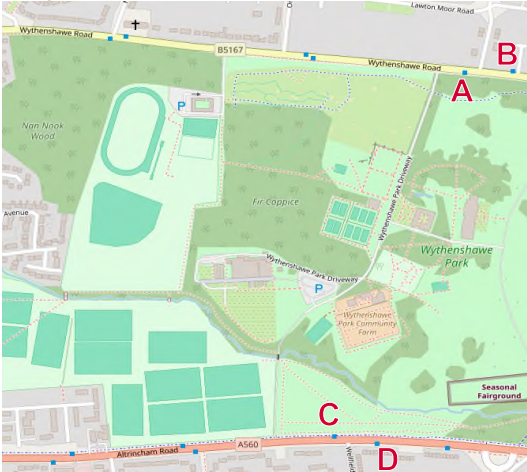
APPENDIX C: Existing bus services

Nacro Wythenshawe Park, Manchester

Local Bus Information

Updated 17 April 2025
BREEAM Period: 08:00-19:00
"Other buildings"

Local Stop Details



Stop Name	Direction	Walk Distance (m)	Routes served
A Carloon Road	Eastbound	775	370, 371, 746, 755
B Carloon Road	Westbound	850	370, 371, 746, 755
C Wellfield Road	Eastbound	475	248, 750, 753, 762
D Wellfield Road	Westbound	550	248, 750, 753, 762

Stop Facilities e.g. shelter, RTPI, seating, layby , raised bus kerbs, paper timetables etc
A Shelter, Seating, Paper Timetables
B Shelter, Seating, Paper Timetables
C Shelter, Paper Timetables
D Signpost

Bus Service Summary

Service No:	370
Local Stop(s) Served:	A, B
Operator:	Bee Network
Route:	Altrincham to Stockport via Cheadle Heath

Timetable Source:	https://tfgm.com/travel-updates/live-departures/bus/370-altrincham
Timetable Last Updated:	05/01/2025

FREQUENCY	Mon - Fri	Saturday	Sunday
Morning:	Hourly	Hourly	Hourly
Daytime:	Hourly	Hourly	Hourly
Evening:	Hourly	Hourly	Hourly
08:00-19:00	10		

OUTBOUND	Mon - Fri	Saturday	Sunday
First Service:	06:33	07:08	09:16
Last Service:	22:47	22:47	23:15

INBOUND	Mon - Fri	Saturday	Sunday
First Service:	06:14	07:13	09:37
Last Service:	23:31	23:31	22:35

Service No:	248
Local Stop(s) Served:	C, D
Operator:	Bee Network
Route:	Manchester Airport to Eccles

Timetable Source:	https://tfgm.com/travel-updates/live-departures/bus/248-manchester-airport
Timetable Last Updated:	05/01/2025

FREQUENCY	Mon - Fri	Saturday	Sunday
Morning:	Hourly	Hourly	Every other hour
Daytime:	Hourly	Hourly	Every other hour
Evening:	Every other hour	Every other hour	Every other hour
08:00-19:00	11		

OUTBOUND	Mon - Fri	Saturday	Sunday
First Service:	06:16	07:21	08:39
Last Service:	22:46	22:44	22:44

INBOUND	Mon - Fri	Saturday	Sunday
First Service:	04:58	07:10	09:14
Last Service:	23:03	23:03	23:12

Service No:	371
Local Stop(s) Served:	A, B
Operator:	Bee Network
Route:	Altrincham to Stockport via East Didsbury

Timetable Source:	https://tfgm.com/travel-updates/live-departures/bus/371-altrincham
Timetable Last Updated:	05/01/2025

FREQUENCY	Mon - Fri	Saturday	Sunday
Morning:	Hourly	-	-
Daytime:	Hourly	Hourly	-
Evening:	-	-	-
08:00-19:00	9		

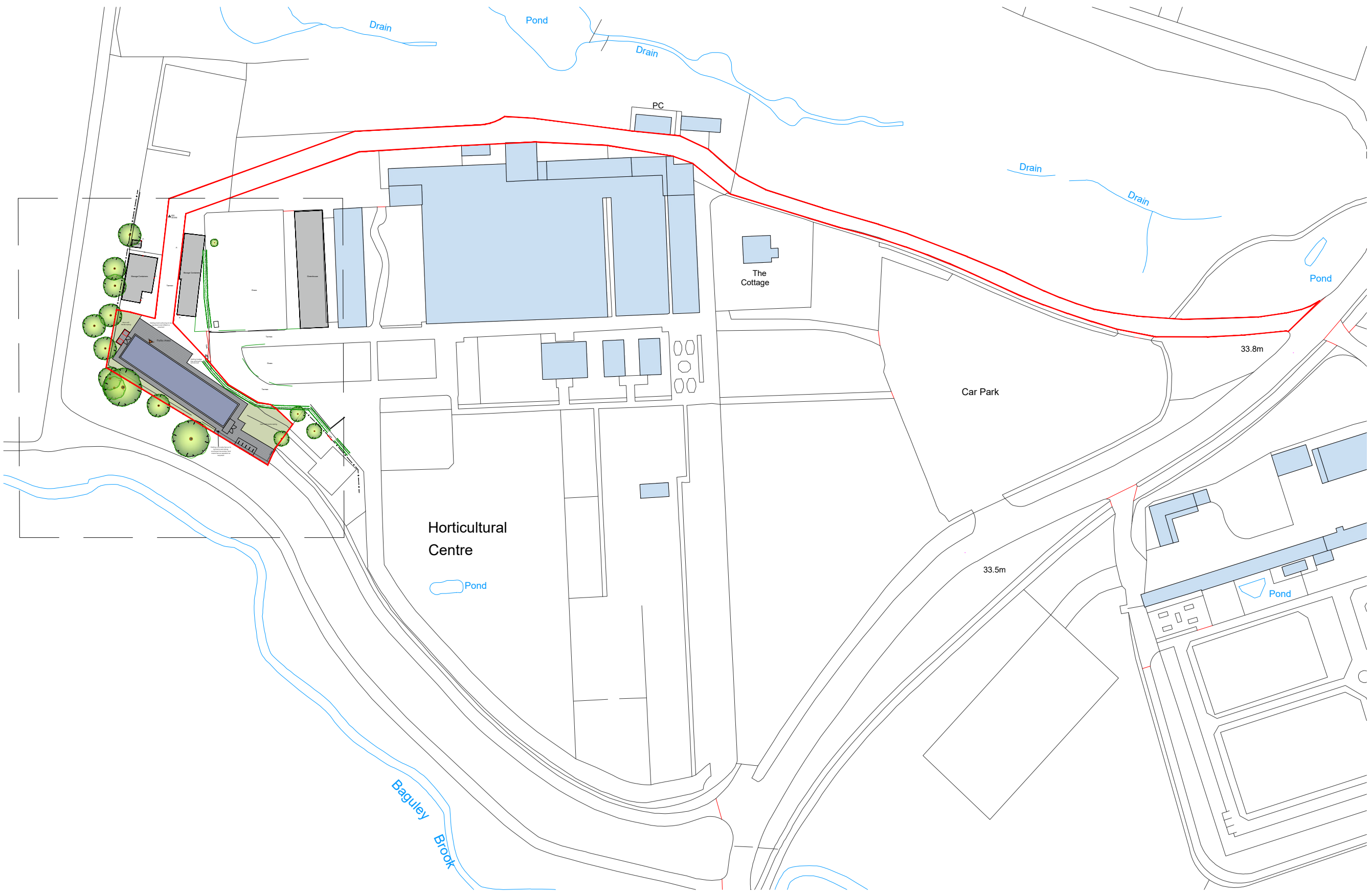
OUTBOUND	Mon - Fri	Saturday	Sunday
First Service:	07:35	09:16	-
Last Service:	17:56	18:16	-

INBOUND	Mon - Fri	Saturday	Sunday
First Service:	07:20	09:05	-
Last Service:	18:52	18:05	-

APPENDIX D: Proposed site layouts



1 Proposed Site Plan
1:200



2 Key Plan
1:1000

NORTH

0

5.0

10.0

15.0

20.0

25.0

50.0m

The copyright of this drawing is vested with Corstorphine & Wright Ltd and must not be copied or reproduced without the consent of the company.

P-01 Updated red line and external store location amended to suit floor plans

P-00 Planning Issue

Rev Description

07.02.2025 LC CH

28.08.2024 SK LC

Date Draw Chk

Client
YIF
Youth Investment Fund

Project
Modular Youth Hub
Wythenshawe Park

Drawing Title
Proposed Site Plan

Drawing Status
PLANNING

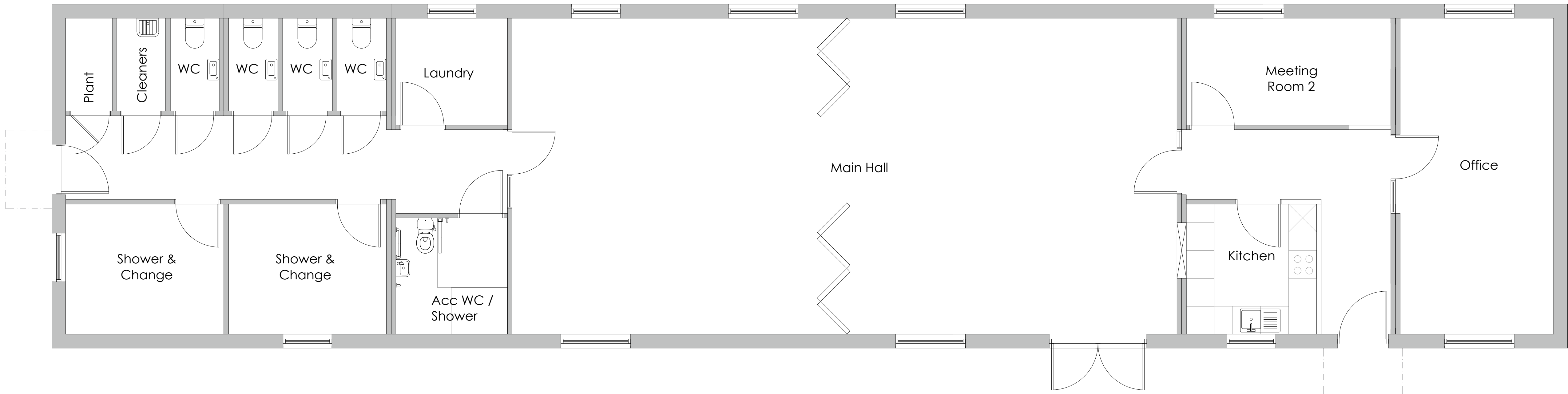
Corstorphine & Wright

Tamworth Studio
5 Aldergate, Tamworth, B79 7DJ
01827 671 23
corstorphine-wright.com

Drawing No.
23519-0323

Drawn SK
Checked LC
Paper Size A1
Scale 1:500
Date 19.03.24

Revision
P-01



APPENDIX E: Predicted Centre timetables

Predicted Learning Centre events and attendee numbers

Activity / Group / Event	Day(s)	Time	Number of predicted attendees	Change in attendees compared to existing usage	Age of attendees (if <18)
Outdoor Learning Activities	Monday to Saturday	09:00 – 17:00	60 / 8 staff	+30 / +4 staff	11-19
Adventure / Bush Craft Club	Tuesday	17:00 – 20:00	40 / 10 staff	+15 / +2 staff	11-19
Training and Meetings	Wednesday	17:00 – 20:00	15	+0	11-19
SEND Bright Future Friends	Thursday + Additional Session	17:00 – 20:00	12 / 4 staff	Additional Session	13-19
Community and Youth Work	Mondays, Wednesdays and Fridays	17:00 – 21:00	30 / 4 staff	+30 / +4 staff	11-19
Other Community Events	Varied Weekends	09:00 – 20:00	30 / 4 staff	+30 / +4 staff	11-19

APPENDIX F: Trip generation

NACRO, Wythenshawe Park

Trip generation

Activity / Group / Event	Day(s)	Time	Number of attendees			Travel mode - percentage by session							Travel mode - change in attendees						
			Existing	Proposed	Change	Walk	Scoot	Cycle	Bus / Train	Dropped off	Car Driver	Other	Walk	Scoot	Cycle	Bus / Train	Dropped off	Car Driver	Other
Outdoor Learning Activities	Monday	09:00 - 17:00	34	68	34	0%	0%	0%	86%	14%	0%	0%	0	0	0	29	5	0	0
Community and Youth Work	Monday	17:00 - 21:00	0	34	34	22%	0%	7%	7%	44%	19%	0%	8	0	3	3	15	6	0
Outdoor Learning Activities	Tuesday	09:00 - 17:00	34	68	34	0%	0%	0%	86%	14%	0%	0%	0	0	0	29	5	0	0
Adventure / Bush Craft Club	Tuesday	17:00 - 20:00	33	50	17	22%	0%	7%	7%	44%	19%	0%	4	0	1	1	8	3	0
Outdoor Learning Activities	Wednesday	09:00 - 17:00	34	68	34	0%	0%	0%	86%	14%	0%	0%	0	0	0	29	5	0	0
Training and Meetings	Wednesday	17:00 - 20:00	15	15	0	22%	0%	7%	7%	44%	19%	0%	0	0	0	0	0	0	0
Community and Youth Work	Wednesday	17:00 - 21:00	0	34	34	22%	0%	7%	7%	44%	19%	0%	8	0	3	3	15	6	0
Outdoor Learning Activities	Thursday	09:00 - 17:00	34	68	34	0%	0%	0%	86%	14%	0%	0%	0	0	0	29	5	0	0
SEND Bright Future Friends	Thursday	17:00 - 20:00	16	16	0	0%	0%	0%	86%	14%	0%	0%	0	0	0	0	0	0	0
Outdoor Learning Activities	Friday	09:00 - 17:00	34	68	34	0%	0%	0%	86%	14%	0%	0%	0	0	0	29	5	0	0
Community and Youth Work	Friday	17:00 - 21:00	0	34	34	22%	0%	7%	7%	44%	19%	0%	8	0	3	3	15	6	0
Outdoor Learning Activities	Saturday	09:00 - 17:00	34	68	34	0%	0%	0%	86%	14%	0%	0%	0	0	0	29	5	0	0
Other Community Events	Saturday	09:00 - 20:00	0	34	34	22%	0%	7%	7%	44%	19%	0%	8	0	3	3	15	6	0
Other Community Events	Sunday	09:00 - 20:00	0	34	34	22%	0%	7%	7%	44%	19%	0%	8	0	3	3	15	6	0
SEND Bright Future Friends	TBC	17:00 - 20:00	0	16	16	0%	0%	0%	86%	14%	0%	0%	0	0	0	14	2	0	0
Average						15%	0%	5%	34%	34%	12%	0%							

