

CONDITION 9 STATEMENT

Location:

First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Date Prepared: May 2025

Revision P1 (20 May 2025)

Condition 9 – Car Parking Access Management Strategy

Project Details

Site Address: First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Planning Ref: 137985/FO/2023

Drawings Referenced:

- A1507(02A)AP010 – Rear Car Park Layout & Bollard Signage Details
- A1507(02A)AP011 – Front Car Park & Bin Store Layout
- A1507(02A)AP012 – Cycle Store Detail

Supplier Specifications: Titan Fold Down Steel Bollard, LM Modular Bin Store, Urbanspec H-Series Cycle Hub

Condition 9

9) Before the occupation of the development, a scheme shall be submitted to the City Council and approved in writing by the City Council as local planning authority detailing arrangements for the management of access to the car parking spaces, as detailed on drawing referenced: Proposed site plan Ref: A1507(02)AP001 Rev P11. The submitted scheme shall include:

- i. Arrangements to provide secure and controlled access to rear car parking and cycle storage areas.
- ii. The design and specification of retractable bollards to the car parking space.
- iii. Signage identifying the allocation of residential and non-residential car parking spaces. The approved scheme shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

1. Overview

This strategy outlines the access and management arrangements for the car parking areas associated with the development. The aim is to:

- Ensure secure and clearly designated access to parking bays.
- Prevent unauthorised use of dedicated residential and commercial parking.
- Maintain safe and accessible circulation routes for vehicles and pedestrians.
- Comply with the conditions set out under the approved planning permission.

2. FRONT AREA (Plymouth Grove Forecourt)

Description:

- Located at the front of the building along Plymouth Grove.
- Surrounded by a secure **metal fence** with a **lockable metal gate** for vehicle access.
- Contains:
 - **1 DDA-compliant parking space**,
 - **Two bin stores** (one for residents, one for ground floor office users),
 - Bin stores constructed from **timber panels with lockable timber gates**, using the **LM Modular Bin Store** system.

Management Measures:

- **Access Control:** Vehicle access to the front parking area is controlled via the lockable metal gate. Access will be restricted to authorised users only (residents and waste collection personnel).
- **Signage:** The DDA bay will be clearly marked and signed as for wheelchair use only.
- **Bin Store Access:** Each bin store will be labelled to indicate whether it is for residential or office use. Access to bins will be restricted via lockable timber gates.
- **Maintenance:** The forecourt, including the fencing, gate and bin stores, will be inspected regularly and maintained to ensure safety, cleanliness, and security.

3. REAR AREA (Shared Car Park)

Description:

- Located to the rear of the building and forms part of a shared car park serving several commercial premises.
- Accessed via a shared driveway from Plymouth Grove.
- A total of **8 parking bays** are allocated:
 - **5 spaces for residents,**
 - **3 spaces for ground floor office users.**

Management Measures:

a. Access Control and Allocation:

- All 8 allocated bays will be equipped with **fold-down bollards** (Street Furniture Direct – Titan Fold Down Steel Bollard) to prevent unauthorised use.
- Each bollard is individually lockable by key and installed centrally within each bay, as detailed on **Drawing A1507(02A)AP010**.

b. Signage and Marking:

- Each parking space will feature "**No Parking – Residents Only**" or "**No Parking – Office Users Only**" signage.
- Signage will be permanently fixed and designed in line with **Drawing A1507(02A)AP010** and supplier specifications, clearly indicating the bay allocation.

c. Security and Monitoring:

- Parking bay usage will be managed by the property management company or a designated building representative.
- Bollard locks will be issued only to authorised users (residents and ground floor office tenants).
- Random checks may be implemented to monitor unauthorised use.

d. Maintenance:

- Bollards and signage will be inspected bi-annually or as required to ensure continued function and visibility.
- Any damaged or faulty components will be repaired or replaced promptly.

4. Bicycle Parking Provision (Rear Area)

- A **secure, lockable cycle store** will be installed to the rear of the building, adjacent to the parking bays.
- The structure will be a **Urbanspec H-Series Cycle Hub**, offering:
 - **10 cycle spaces**, with 7 allocated for residents and 3 for non-residential users.
 - Robust construction using a **metal frame and timber panels**.
 - **Integrated shelter/canopy** for weather protection.

Access and Security:

- Access to the cycle store will be via a controlled locking system (digital keypad or mechanical lock).
- Only registered users will be provided with access credentials or keys.
- The store will be lit with motion-sensor or dusk-to-dawn lighting for safety.

5. Summary of Compliance

Feature	Drawing Reference	Security Measure	Allocation
Front car park (1 DDA space)	A1507(02A)AP011	Lockable metal gate, boundary fencing	Residential / Commercial
Bin stores (2 total)	A1507(02A)AP011	LM Modular Bin Store, timber gates with locks	Residential / Commercial
Rear car park (8 bays)	A1507(02A)AP010	Lockable fold-down bollards, signage	5 Residential / 3 Office
Cycle store (10 spaces)	A1507(02A)AP012	Lockable Urbanspec Cycle Hub, canopy, lighting	7 Residential / 3 Office

This management strategy will be implemented **prior to the first occupation of the development** and **maintained in situ thereafter** in accordance with Condition 9 of the planning decision notice.