

Chorlton Irish Club, Cross Road

TN02: NMA Application

Client: J Greenwood (Builders) Limited

Date: 04 March 2025

Prepared by: MA

Job No 325290

Approved by: ME

1. Introduction

1.1 Preamble

- 1.1.1 This Transport Note has been prepared by Mode Transport Planning ('Mode'), on behalf of J Greenwood (Builders) Limited (the 'Applicant'), in relation to an approved planning application for a residential development on Cross Road in Chorlton-cum-Hardy, Manchester.
- 1.1.2 The approved planning application comprises 29no. apartments in a new block constructed on land currently occupied by the Chorlton Irish Club's car park. The Chorlton Irish Club is being retained, including an area for on-site car parking. Vehicular access to the residential development and Chorlton Irish Club will be provided via separate access junctions on Cross Road.
- 1.1.3 The planning application was accompanied by a Transport Statement (TS) and Technical Note (TN01), produced by Mode. The planning application (Ref: 132708/FO/2022) was approved by Manchester City Council (MCC) in January 2022.
- 1.1.4 Following planning approval, the Applicant is seeking to make minor amendments to the layout, specifically relating to the relocation of the bin store and 1no. additional car parking space. To facilitate these amendments, this Technical Note (TN02) has been prepared to accompany a Non-Material Amendment (NMA) Application. TN02 should be read in conjunction with the previously submitted TS and TN01.

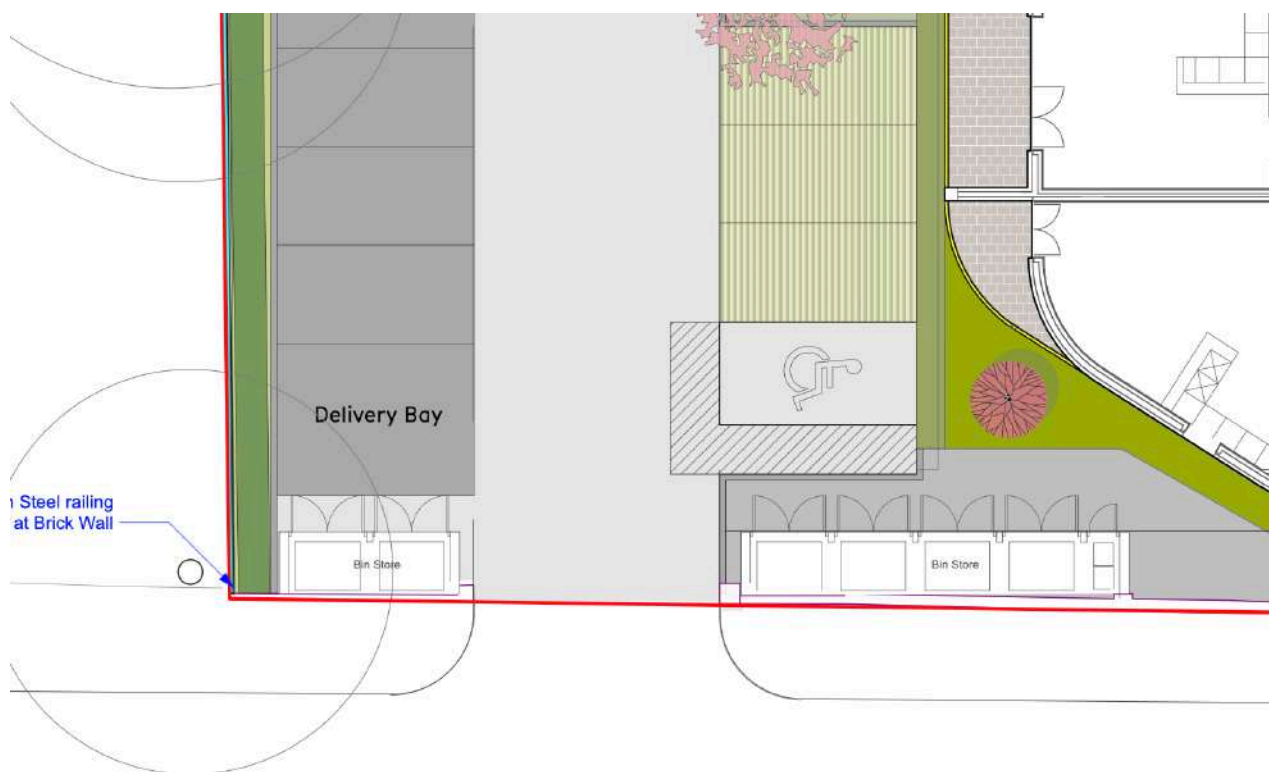
2. Proposed Parking Provision

2.1 MCC Parking Standards

- 2.1.1 The proposed amendments to the layout include the relocation of the bin store to two areas within the car park adjacent to the access junction and 1no. additional car parking space. The bin store was previously located along the northern boundary of the site. The bin store capacity will remain as previously approved.

2.1.2 The relocated bin store location is shown in [Figure 2.1](#), with the full site layout drawing attached in [Appendix A](#).

Figure 2.1 : Relocated Bin Store (source: Layer Studio)



2.1.3 As previously set out in the TS and approved by MCC, on bin collection days, refuse collection vehicles will stop on Cross Road. The relocated bin store will be closer to Cross Road, thereby reducing the distance between the bin store and refuse collection vehicle. Following collection, bins will be returned to the store, and will not block the car park access or footway on Cross Road.

2.1.4 The refuse collection vehicle will be able to stop on Cross Road within approximately 10m of the bin store, which is in accordance with MfS and BS:5906.

2.1.5 The amendments include 1no. additional car parking space, resulting in a total of 30no. on-site car parking spaces (103% provision), including 1no. disabled space. The additional space will allow the disabled space to be used as a visitor space. If the disabled space is required by a resident, a standard space would be used as a visitor space.

2.1.6 The amended car parking provision remains compliant with local parking standards, specifically MCC's '*Manchester Residential Quality Guidance*', which states that '*new apartment development will be expected to provide 100% parking provision as a starting point*'.

2.1.7 The access junction from Cross Road will also remain as previously approved.

3. Summary and Conclusion

3.1 Summary

3.1.1 In summary, the Technical Note demonstrates that:

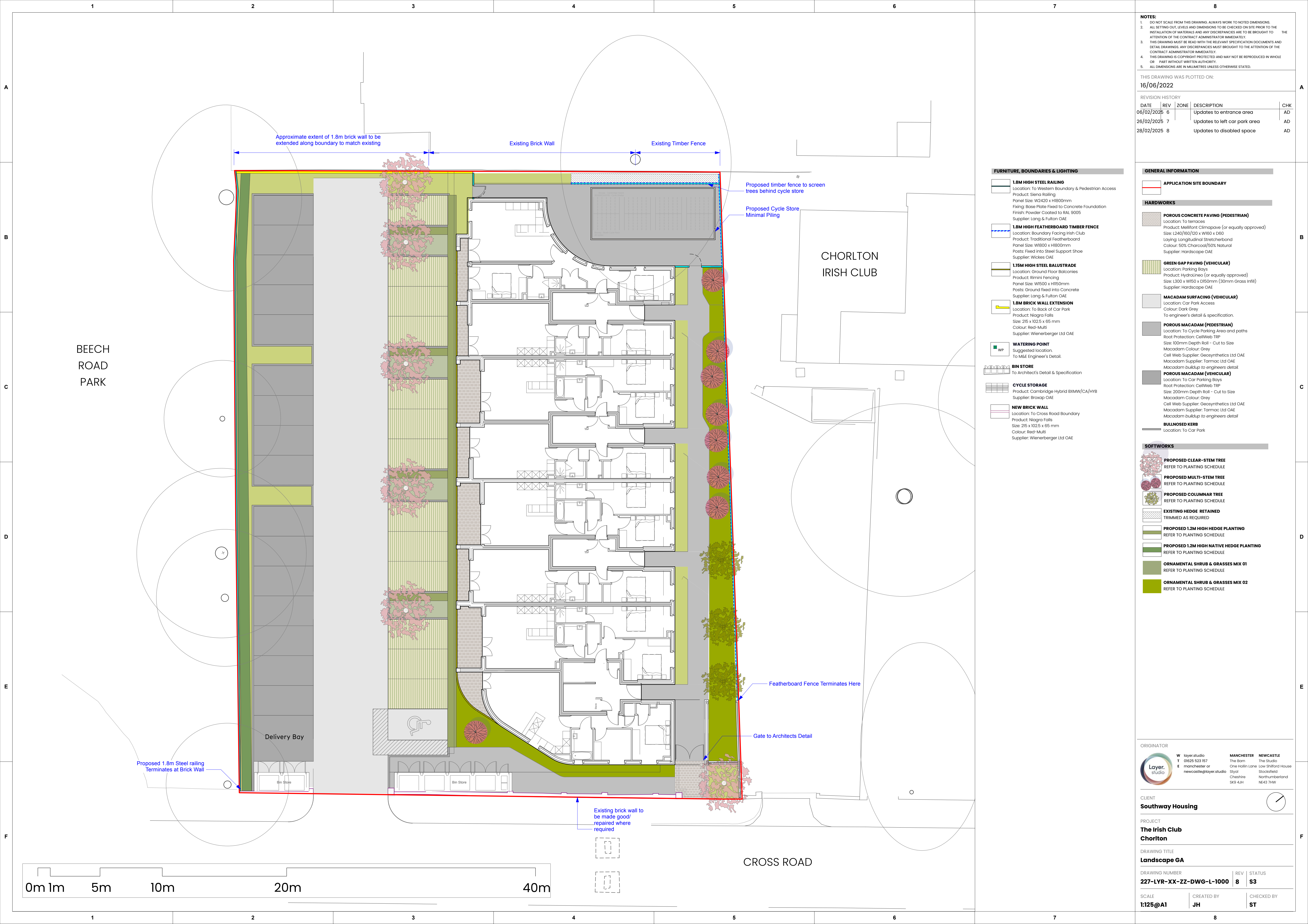
- The relocated bin store continues to allow for safe and convenient access by a refuse collection vehicle on Cross Road, as previously approved by MCC. The bin store capacity will remain the same as previously approved.
- The relocated bin store will be located closer to Cross Road, thereby reducing the distance between the bin store and refuse collection vehicle. Refuse collection vehicles will be able to stop on Cross Road within approximately 10m of the bin store, which is in accordance with MfS and BS:5906;
- The 30no. on-site car parking spaces (1no. additional space) remains compliant with MCC's parking standards and will allow the disabled space to be utilised as a visitor space, unless required by a resident.

3.2 Conclusion

3.2.1 In conclusion, based on the evidence and analysis within this Technical Note, there should be no highways or transport planning reasons that prevents this NMA Application from being approved.

APPENDIX A

Proposed Site Layout Drawing



NOTES:

- DO NOT SCALE FROM THIS DRAWING. ALWAYS WORK TO NOTED DIMENSIONS.
- ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE INSTALLATION OF MATERIALS AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
- THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION DOCUMENTS AND DETAIL DRAWINGS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
- THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

THIS DRAWING WAS PLOTTED ON:
16/06/2022

REVISION HISTORY				
DATE	REV	ZONE	DESCRIPTION	CHK
06/02/2025	6		Updates to entrance area	AD
26/02/2025	7		Updates to left car park area	AD
28/02/2025	8		Updates to disabled space	AD

GENERAL INFORMATION

APPLICATION SITE BOUNDARY

HARDWORKS

POROUS CONCRETE PAVING (PEDESTRIAN)
Location: To terraces
Product: Mellifont Climapave (or equally approved)
Size: L240/160/120 x W160 x D60
Laying: Longitudinal Stretcherbond
Colour: 50% Charcoal/50% Natural
Supplier: Hardscape OAE

GREEN GAP PAVING (VEHICULAR)
Location: Parking Bays
Product: Hydrolineo (or equally approved)
Size: L300 x W150 x D150mm (30mm Grass Infill)
Supplier: Hardscape OAE

MACADAM SURFACING (VEHICULAR)
Location: Car Park Access
Colour: Dark Grey
To engineer's detail & specification.

POROUS MACADAM (PEDESTRIAN)
Location: To Cycle Parking Area and paths
Root Protection: CellWeb TRP
Size: 100mm Depth Roll - Cut to Size
Macadam Colour: Grey
Cell Web Supplier: Geosynthetics Ltd OAE
Macadam Supplier: Tarmac Ltd OAE
Macadam buildup to engineers detail

POROUS MACADAM (VEHICULAR)
Location: To Car Parking Bays
Root Protection: CellWeb TRP
Size: 200mm Depth Roll - Cut to Size
Macadam Colour: Grey
Cell Web Supplier: Geosynthetics Ltd OAE
Macadam Supplier: Tarmac Ltd OAE
Macadam buildup to engineers detail

BULLNOSED KERB
Location: To Car Park

SOFTWORKS

PROPOSED CLEAR-STEM TREE
REFER TO PLANTING SCHEDULE

PROPOSED MULTI-STEM TREE
REFER TO PLANTING SCHEDULE

PROPOSED COLUMNAR TREE
REFER TO PLANTING SCHEDULE

EXISTING HEDGE RETAINED
TRIMMED AS REQUIRED

PROPOSED 1.2M HIGH HEDGE PLANTING
REFER TO PLANTING SCHEDULE

PROPOSED 1.2M HIGH NATIVE HEDGE PLANTING
REFER TO PLANTING SCHEDULE

ORNAMENTAL SHRUB & GRASSES MIX 01
REFER TO PLANTING SCHEDULE

ORNAMENTAL SHRUB & GRASSES MIX 02
REFER TO PLANTING SCHEDULE

ORIGINATOR

W layer.studio
T 01625 523 157
E manchester or newcastle@layer.studio
Cheshire SK9 4JH

MANCHESTER The Barn One Hollin Lane Salford M6 7JH
NEWCASTLE The Studio Stocksfield Northumberland NE43 7HW

CLIENT

Southway Housing

PROJECT

**The Irish Club
Chorlton**

**DRAWING TITLE
Landscape GA**

DRAWING NUMBER 227-LYR-XX-ZZ-DWG-L-1000
REV 8
STATUS S3

SCALE 1:125@A1
CREATED BY JH
CHECKED BY ST



keep up with mode:



Birmingham

☎ 0121 794 8390

London

☎ 020 7293 0217

Manchester

☎ 0161 464 9495

Reading

☎ 0118 211 8180

✉ info@modetransport.co.uk 📍 modetransport.co.uk 🐦 [@mode_transport](https://twitter.com/mode_transport)