

PROPOSED SECTION 73 PLANNING APPLICATION, SMITHFIELD MARKET, MANCHESTER - TRANSPORT NOTE 01 – SEPTEMBER 2024

Introduction

Eddisons have been instructed by the Barnfield Construction to provide traffic and transport advice regarding proposals for the redevelopment of a site at the New Smithfield Market off Lawton Street in the Openshaw area of Manchester.

Planning consent for the following development was granted on the 5th September 2022 (Planning Ref:133759/FO/2022)

“Demolition of existing buildings and erection of a two warehouse units with ancillary office space (sui generis use), with associated access, parking, service yard and landscaping, including works to roadway to the existing adjacent warehouse unit from within from New Smithfield Market.”

Although the planning permission has been formally granted by Manchester City Council, Barnfield Construction seek to make changes to the Unit 1 of the consented development and are therefore submitting a Section 73 planning application for the proposed changes.

This Transport Note has been produced in support of the Section 73 and will provide details on the traffic and transportation of the proposals to demonstrate that the proposals will not result in any highway safety or operational issues on the site.

Development Proposals

The proposed changes relate solely to Unit 1 of the consented development, Unit 2 will remain as consented. The proposed revisions to Unit 1 are shown on site layout plan which is attached as **Plan 1** to this Note.

Floor Area

With regard to the Unit 1, as part of the revised scheme, the floor area of the unit will reduce by 141sqm from 4,141sqm to 4,000sqm.

Vehicular Access

Vehicular access into the site will be via the consented access points to the north and south of the site. The location and layout of the access points will remain as consented and access into the site will be via the internal layout of the Smithfield Market.

Access to the site from the wider highway network will be via the main vehicular access into the Smithfield Market off Whitworth Street East to the north. The access into the Smithfield Market off Lawton Street to the south will be retained as existing and used only in emergency situations, as agreed as part of the consented planning application.

As part of the previously consented scheme, car parking and servicing was segregated on either side of the unit building, with the northern parcel being used for car parking and the southern parcel for servicing. However, as part of the revised proposals, it is proposed that both parcels are used as combined car parks and service areas.

To demonstrate that these arrangements will operate safely and efficiently, a swept path analysis exercise has been undertaken using a 16.5 metre articulated lorry (largest vehicle to visit the site). This exercise is displayed on **Plan 2** and demonstrates that the proposed arrangement can be accessed in a safe and efficient manner.

It is therefore concluded that the revised internal arrangement of the site will not impact on the highway safety both within the site or on the surrounding highway network.

Parking Provision

The consented scheme provided a total of 58 car parking spaces on the site, as part of the revised proposals, a total of 57 spaces will be provided.

As detailed above these will be split over two locations either side of the unit. A total of 30 spaces will be provided in the southern area of the site, these spaces will be used by staff and visitors to the unit and the mobility impaired spaces are located adjacent to the main access into the unit. The remaining 27 spaces will be provided in the northern area of the site, it is proposed that these spaces will be used solely by staff of the site, who will be aware of how the service areas operate.

It is proposed that 4 of the proposed spaces will mobility impaired (7% of total provision), whilst 1 of these spaces will be EV charging enabled and further 3 spaces will be cable enabled for future provision. In terms of total EV charging provision for the wider provision, 8 of the spaces will have EV charging provision whilst a further 7 will be cable enabled for future provision.

Cycle parking will be provided in the form of 5 Sheffield style parking stands, providing provision for up to 10 bicycles. These are located in the southern car park adjacent to the entrance to the building.

It is therefore concluded that the proposed parking provision is accordance with the previously consented scheme and will ensure that sufficient parking is provided for all users.

Traffic Impact

The traffic impact of the proposals was considered as part of the outline scheme and it was agreed with the officers at Manchester City Council (MCC) that the consented proposals would have minimal impact on the operation of the local highway network.

As detailed previously, consented scheme had a gross floor area of 4,141sqm, **Table 1** below, summarises the agreed trip rates and traffic generation for the consented floorspace of 4,141sqm.

Mode	Period	Trip Rate		Trips	
		Arr	Dep	Arr	Dep
Vehicles	AM Peak Hour (0800-0900)	0.495	0.204	21	8
	PM Peak Hour (1700-1800)	0.129	0.407	5	17

Table 1 – Traffic Generation – Consented Unit 1 (4,141sqm)

As can be seen in Table 1, the consented unit of the development is forecast to generate 29 two-way trips in the weekday am peak and 22 two-way trips in the weekday pm peak.

For comparison, the forecast traffic generation for the revised unit, based on a floor area of 4,100sqm has been calculated using the agreed trip rates, the forecast traffic flows are summarised below in **Table 2**.

PLANS



1 80-03 Site Plan as Proposed
1 : 500

Schedule_AreaPlan_GIA		
Name	Area	
	Metric	Imperial
Unit 1		
GF GIA	4,000.00 m ²	43,056 ft ²
	4,000.00 m ²	43,056 ft ²

Parking Schedule	
Description	Count
Unit 1	
Electric Charge Disabled parking bay	1
	1
Cable Enabled Bay	7
Cable Enabled Disabled Parking Bay	3
Electric Vehicle Charging Bay	8
Standard Car Parking Bay	39
Car Parking	57
Unit 2	
Accessible Parking Bay	4
Cable Enabled Disabled Parking Bay	4
Electric Vehicle Charging Bay	15
Standard Car Parking Bay	79
Car Parking	102

Planning Application Boundary

Drawing Status

PLANNING

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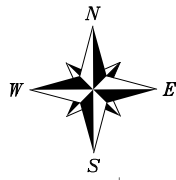
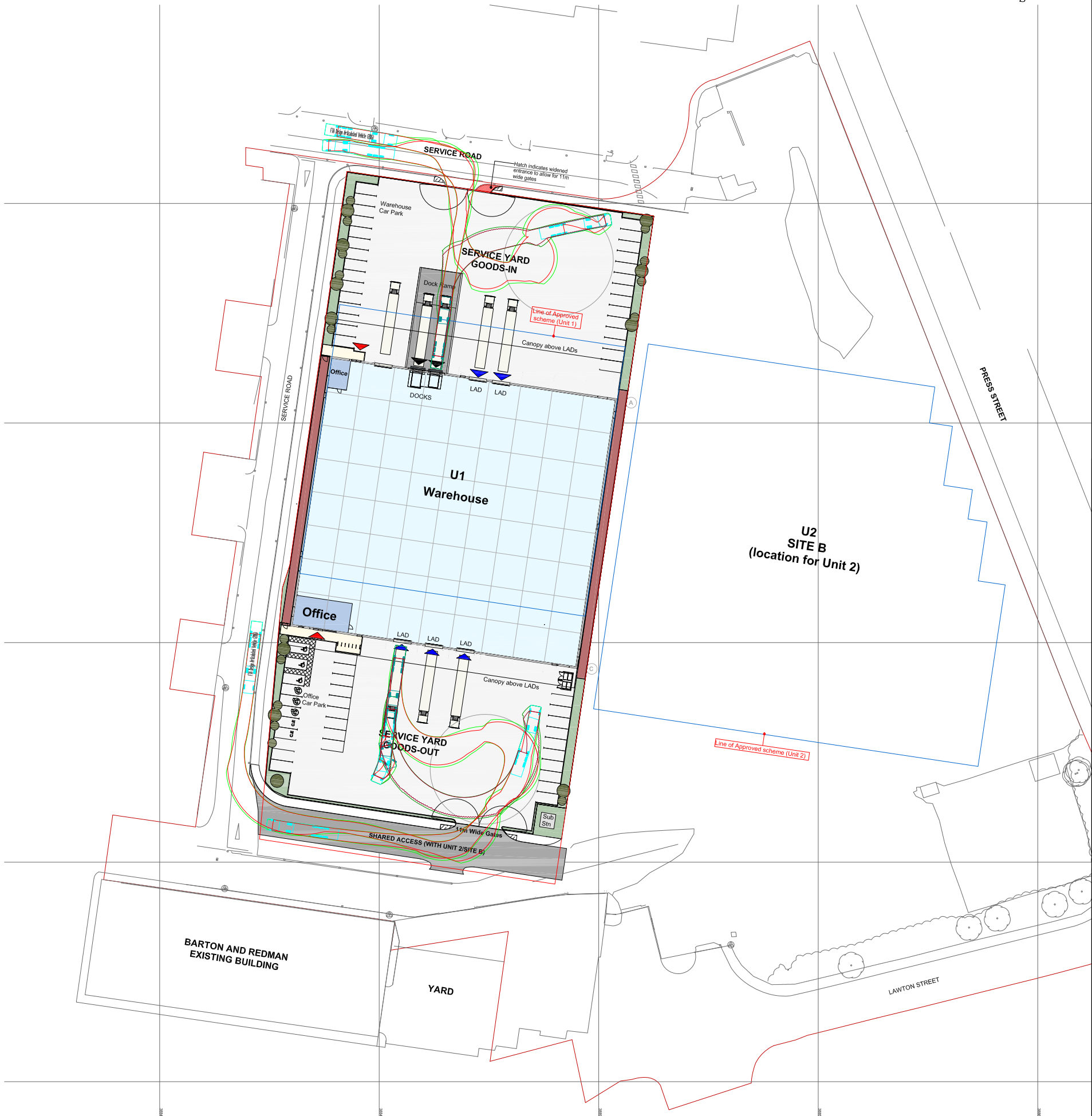
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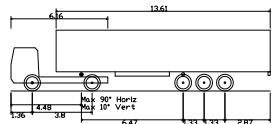
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NOTES

PLAN 2



FTA Design Articulated Vehicle (2016)
Overall Length 13.61m
Overall Width 2.55m
Overall Body Height 3.90m
Min Body Ground Clearance 0.51m
Max Track Width 2.47m
Lock to lock time 3.00s
Kerb to Kerb Turning Radius 6.600m



REV	DETAILS	DRAWN	CHECKED	DATE
CLIENT: BARNFIELD CONSTRUCTION				
PROJECT: NEW SMITHFIELD MARKET, MANCHESTER (BARNFIELD)				
DRAWING TITLE: SWEPT PATH ANALYSIS: ARTICULATED VEHICLE				
SCALES: 1:1000 @ A3				
DRAWN:	GW	CHECKED:	GM	DATE: 31.05.24
Eddisons 340 Deansgate Manchester M3 4LY Email: info@crofts.co.uk Tel: 0161 837 7380 Web: www.eddisons.com/services/transport-planning-highway-design				
DRAWING NUMBER: 4446-SP01				REVISION: -
Eddisons				