



Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA

Our Reference: RHC-24-024-TN (Please quote in all correspondence).

22nd November 2024

Dear Sue,

Transport Note: Land To The South Of Alderford Parade, Manchester
(Application Number: 140867/FO/2024)

Following your recent email dated 19th November 2024, which included comments from Highway Services regarding the above site, I am writing to provide additional clarification on the following point:

'As per Highways initial comments new areas of formalised parking are proposed within the site to cater for existing resident demand. This will remove some on-street provision and will mitigate against some loss of on-street parking opportunities brought forward by the development. However, no assessment detailing existing on-street demand and the impact of the development proposals on parking displacement has been included within the TS. Further assessment is required'

Initially evaluating Alderford Parade, the proposed development would lead to the removal of approximately 18 unmarked bay parking spaces along the southern side of the carriageway, based on a standard space width of 2.5 meters. However, on-site observations, supported by the photographs below, indicate that this area is not utilised for vehicle parking. Instead, all parking occurs along the northern side of the carriageway, where residential dwellings front Alderford Parade.

Photographs 1: Alderford Parade Southern Parking Spaces



Photographs Dated May 2024

To further substantiate the lack of vehicle parking in this area, a review of historical imagery has been conducted.

Image 1: Historic Imagery at Alderford Parade



© Google Earth

As shown in Image 1, the removal of approximately 18 parking spaces along Alderford Road would not lead to the displacement of vehicles onto other areas of the public highway. Ample parking remains available along the northern and eastern sections of the carriageway, as further demonstrated by Google Street View.

Similarly, Dinnington Drive will experience a reduction of approximately six unmarked bay parking spaces along the northern side of the carriageway. On-site observations, supported by the photographs below, confirm that this area is not utilised for vehicle parking, with all parking occurring along the southern side of the carriageway or within the parking courtyard at Tarbet Walk.

Photographs 2: Dinnington Drive Northern Parking Spaces



Photographs Dated May 2024

To further substantiate the lack of vehicle parking in this area, a review of historical imagery has been conducted.

Image 2: Historic Imagery at Dinnington Drive



© Google Earth

As illustrated in Image 2, the removal of approximately six parking spaces along the northern side of Dinnington Drive would not cause a displacement of vehicles onto other areas of the public highway. Ample parking remains available on the southern side of the carriageway, as demonstrated in the accompanying photographs and imagery. Consequently, these spaces are deemed surplus to requirements, and their removal would not have a significant impact on the surrounding highway network.

Starmoor Drive will experience a minor reduction in parking spaces due to the introduction of soft landscaping measures and a designated disabled parking space, resulting in the loss of approximately five spaces. This assessment is considered thorough, as on-site observations revealed vehicles often parked parallel to the carriageway, thereby reducing the number of perpendicular spaces typically available (see Photograph 3).

It is therefore concluded that this minor loss of parking will not lead to vehicle displacement onto other areas of the highway. Additionally, the changes provide an improvement through the allocation of designated parking spaces for existing residents.



Photograph 3: Starmoor Drive



Photograph Dated May 2024

In addition to the previously mentioned parking areas, further assessment has been conducted regarding Tamerton Drive, located directly north of the site, and the car parking area on Heatherdale Drive adjacent to No. 22, as shown below within Image 3.

Image 3: Tamerton Drive/Heatherdale Drive Areas



© Google

Tamerton Drive does not appear to function as a designated parking area and is more likely intended for refuse vehicle turning. Vehicles associated with the four nearby residential properties typically park on the block paving next to the Day Nursery.

The Heatherdale Drive parking area, which could accommodate four vehicles, is proposed to be replaced with a car park for up to three vehicles. While this represents a net loss of one parking space, it is not considered to have a significant impact on the highway, given the availability of kerbside parking.

No parking displacement is expected to occur on any other roads adjoining the site.

In light of the above, this Transport Note provides clarification addressing the comments raised by Manchester City Council Highway Services concerning parking displacement. It is concluded that these comments have been fully addressed, leaving no outstanding highway-related matters.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely,

Andrew Roberts BA (Hons), MCIHT, MTPS

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