

Technical Note

Ancoats Gardens, Manchester Car Park Demand Review

OP/231085/TN00

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Introduction

1. SCP have been appointed by Beech Holdings Investments Limited to provide transport planning advice in relation to a residential development, with ground floor commercial uses, on a site located to the south-east of the A664 Rochdale Road, Manchester. The development is known as known as Ancoats Gardens.
2. The development was subject to a planning application (Application Reference: 118120/FO/2017) in November 2017, for the erection of part 15, part 9, part 7 storey building to form 155 residential apartments together with ground floor commercial uses, with associated car parking following the demolition of the existing buildings. The application was approved in May 2018, subject to a number of planning conditions.
3. Condition 34 related to car parking and states the following:-

Within 6 months of the residential element of the development hereby approved being first occupied, details of a car parking review detailing the demands/uptake of car parking at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This review shall set out the demands for car parking at the development including a strategy for the provision of further off site car parking should this been deemed necessary. In the event of a strategy is approved for the implementation of additional off site car parking, this strategy shall be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.
4. This Technical Note (TN) has been produced to provide the necessary information required to allow condition 19 to be discharged.

Car Parking Provision and Uptake of Spaces

5. The development provides 27 parking spaces in the basement floor of the development which are allocated for the residential element of the scheme only.
6. The parking spaces were advertised by the developer for purchase and sold to residents on a first come, first served basis. If the owners of the spaces do not occupy / utilise the spaces, then they are permitted to rent these spaces out to other residents within the development.
7. The developer has confirmed that of the 27 car parking spaces available to buy, only 26 have been sold. This demonstrates that the demand / uptake for parking spaces do not exceed the supply, with one parking space still available for purchase at the time of preparing this report.

Car Parking Utilisation

8. In order to determine the usage of the parking spaces, a spot car parking survey was undertaken by building management on the evening of Wednesday 14th February 2024. The survey was undertaken after 7:30pm which covers a period when parking demand for residential uses is at its highest.
9. The survey demonstrates that only 16 spaces were occupied (circa 60%) which further demonstrates that the demand / uptake for parking spaces does not exceed the supply.

Summary and Conclusions

10. SCP have been appointed by Beech Holdings Investments Limited to assist with the discharge of planning condition 19, which was attached to planning permission reference 118120/FO/2017.
11. It has been confirmed by the developer that of the 27 car parking spaces that are available to purchase by residents, only 26 were sold. In addition, car parking surveys confirm that there is space capacity within the existing car park during peak periods. On this basis, the demand / uptake for parking spaces at the development do not exceed the supply and there is no justification / requirement to develop a strategy for the provision of further off site car parking.
12. In addition, the level of parking provided at the development is considered acceptable and approved as part of the planning application for the following reasons:-

- The site benefits from high levels of accessibility, being within walking distance of a number of local facilities, amenities and numerous transport links including Shudehill Interchange, Manchester Victoria Train Station and bus stops on the A664 Rochdale Road. The site is also located 850m north-east of Manchester City Centre;
- The general thrust of National and Local planning policy is to reduce car borne trips and encourage travel by sustainable modes such as public transport, walking and cycling. In particular, policy advocates locating developments where there is high quality infrastructure and sustainable transport modes can be maximised. As detailed in the previous TS, TP and the Welcome Pack, the development is located within a highly accessible area.
- A Travel Plan has been provided in order to encourage the use of alternative modes by occupiers of the site, helping to reduce parking demand.
- Prospective residents have access to a number of Car Clubs which are located in the vicinity of the site, whereby cars can be rented for an hourly/daily cost instantly at the commuter's convenience. This provides residents with access to a vehicle without needing to own one and create a parking demand.
- The local highway network is well protected by existing TROs. In the unlikely event that parking demand does exceed the supply, it is clear that the key junctions and critical sections of highway in the vicinity of the site are protected by waiting restrictions, which helps to ensure that parking does not result in any road safety or operational issues.
- A number of car parks are available within the immediate vicinity of the site which provide the opportunity for visitors to the site to park and, long term season tickets purchased if required.

13. Based on the above, the car parking provision for the proposed development appropriate and is adequate for the demand generated, with there being no requirement to develop a strategy for the provision of further off site car parking. The information contained in this Technical Note is sufficient to allow condition 19 to be discharged.