

PROPOSED ROOF TOP RESTAURANT AND BAR

THE POINT

173-175 CHEETHAM HILL ROAD

MANCHESTER

M8 8LG

CAR PARKING PROVISION AND SERVICE VEHICLES

On behalf of Mr Khaled Hasan

Oct 2024

1.0 INTRODUCTION

- 1.1 This document has been prepared to accompany the planning application for the change of use of the existing roof terrace at The Point, 173-175 Cheetham Hill Road, Manchester M8 8LG from its current amenity space use to a roof top restaurant and bar.
- 1.2 The Councils Highways Department have asked for further clarification on the car parking provision within the site and how service vehicles can access and exit the site for refuse / recycling collection and deliveries.
- 1.3 The applicants note that the site is already developed and readily accessible for servicing etc.

2.0 CAR PARKING PROVISION

- 2.1 Manchester City Councils Core Strategy 2012 contains the adopted parking standards for development in the City and District Centres together with areas outside of same.
- 2.2 The site of the proposal is located within the "Strangeways Employment Area", defined as "City Centre and Fringe" at figure 8.2 of the Core Strategy document.
- 2.3 Whilst the application site is not within a designated District Centre, given its close proximity to The Fort, the largest retail in the City, and its location on "the fringe" of the City Centre we would suggest the site is more akin to a City / District Centre than one outside of same.
- 2.4 The car park that serves the site provides 34 No. parking spaces, 2 of which (6%) are disabled parking bays.
- 2.5 Table 15.1, Appendix B of the Core Strategy provides the maximum number of car parking spaces that the Council require for each type of development.
- 2.6 For Restaurant and Café uses in a City / District Centre the Council stipulate a maximum car parking provision of 1 space per 7m² of public area (areas outside of these designations 1 per 5m² of public area). The proposed restaurant / bar is intended to operate between 12 noon and 4am seven days a week, with the vast majority of trade taking place in the late evenings and during the day at weekends.
- 2.7 For Business / Stand Alone Offices in a City / District Centre the Council stipulate a maximum car parking provision of 1 space per 35m² (areas outside of these designations 1 per 30m²). The existing offices are occupied between 8am and 7pm Monday to Friday.
- 2.8 The proposed restaurant use provides approximately 625m² of public area.
- 2.9 Based on Table 15.1 the maximum level of car parking provision would be 89 parking spaces. The existing car park provides 34 spaces and therefor is inline with the adopted policy.
- 2.10 It should be noted that these premises will be licensed under the Licensing Act 2003 and the "maximum" occupancy level that will be applied for is 206 customers (this is significantly less than can be accommodated by the proposed floor area).

- 2.11 The existing car park provides 2 No. disabled parking bays equivalent to 6% of the total parking space provision.
- 2.12 Should the need arise on-street parking is readily available on Bent Street which has no Traffic Regulation Orders and benefits from good street lighting.
- 2.13 In addition a significant proportion of the customers for the restaurant are anticipated to arrive and depart by non private car modal forms of transport.

3.0 SERVICE VEHICLES / DELIVERY VEHICLES

- 3.1 The Councils Highways Department have requested details of how service vehicles can enter and exit the site to collect waste / recycling streams and provide deliveries to the proposed restaurant.
- 3.2 The applicants note that the site is already developed with refuse / recycling vehicles accessing and egressing the site without difficulty and this proposal in effect replicates that activity.
- 3.3 The site is currently serviced with Mercedes e300 6x2 GVW 27 tonne refuse and recycling vehicles that are approximately 1m shorter in length than the swept path analysis shown on revised drawing ref 18-24/07 "Proposed Roof and Site Plan" Rev C that accompanies this document.
- 3.4 The service vehicles / delivery vehicles are scheduled to operate outside of times when the offices / proposed restaurant will be in use.
- 3.5 The maximum size of the delivery vehicles bringing food / drinks etc to the restaurant will be 9.8m in length with a maximum GVW of 25 tonnes. Vehicles will drive in from the North West entrance to the car park off Bent Street and reverse South to the loading point before existing in a forward gear from the same entrance.