Traffic and Travel Statement

INTRODUCTION

This document has been produced in support of the Prior Approval Application submitted to Manchester City Council. The application is to convert the above property, which is currently a shop at ground floor level and ancillary offices in the upper floor (Class E), into 3 self-contained flats (Class C3) as follows:

- 1No. X 1 Bed, 1 person – 39m^2
- 1No. X 1 Bed, 1 person – 44m^2
- 1No. X 1 Bed, 1 person – 37m^2

The flats will provide living accommodation in compliance with the nationally described minimum space standards.

The site is located on 6. The site is in a very accessible area and stands within 200metres / 4-minute walk from a local Supermarket – Spar - on Crumpsall Lane. The site is on the main street which has a diverse range of amenities and offers many benefits to its public, including excellent public transport. Such as the 'Delaunays Road' and 'Crumpsall Lane' bus and coach stop right on the doorstep which links to Manchester and Sale centres. The site is also a 0.3mile / 6-Minute Walk from the Crumpsall metro station.

Crumpsall lane has a large presence of residential properties, the adjacent property has a first floor flat for separate residential use and there there are more properties currently in residential use.

PROPOSAL

The proposal suggests converting the pre-existing retail and ancillary office space into 3 self-contained flat, as described below.

- 1No. X 1 Bed, 1 person – 39m^2
- 1No. X 1 Bed, 1 person – 44m^2
- 1No. X 1 Bed, 1 person – 37m^2

The apartments will be provided with a secure bike store for 4 bikes to the rear of the property.

CONCLUSION

- Located with easy access to local amenities, the apartment is set in a highly sustainable location with excellent public transport links such as bus and metro.
- Due to the location of the apartment, it is thought that the residents will not require or need the use of their own cars as public transport is reliable, well-sourced and accessible.
- The change of use from commercial to residential will not require parking.