Date 12/06/2024

To whom it may concern,

24MAY002 – SITE ACCESS AND CAR PARKING STRATEGY FOR FOUR DWELLINGS OFF WATERLOO ROAD, MANCHESTER M8 9AL

This letter report has been prepared to address the concerns raised by the highway authority in relation impact of the development will have on the loss of car parking.

The site location is detailed in the plan below. https://www.google.com/maps/@53.5060521,-2.2424147,94m/data=!3m1!1e3?entry=ttu



Specifically the HA have been quoted, as set out in the decision report of planning application 134492/FO/2022, the following:

The updated plan proposed 3 parking spaces at the rear of the properties via Abercarn Close, which is currently used as a parking area by existing residents in adjacent properties to the development site. These parking spaces (approximately nine spaces) will be lost with the

development of the new properties and driveways. Highways have some concerns about the loss of these spaces and the impact this will have on Abercarn Close.

The fourth will be accessed via Abercarn Close. It is recommended that a H-Bar be installed at this driveway.

As per Highways comments in relation to application 129373/FO/2021 and 133644/FO/2022 Highways do have concerns over the loss of the parking area at the rear of the development site.

Submitted separately is a parking survey which demonstrates that overnight there are only three vehicles parked.

Attached is a site access strategy drawing detailing the proposed car parking layout.

The cul de sac area currently provides for 17 perpendicular car parking spaces.

The perpendicular area on the eastern side accommodates 8 vehicles and will be unaffected by the development. This area on its own is able to accommodate the demand in parking by itself.

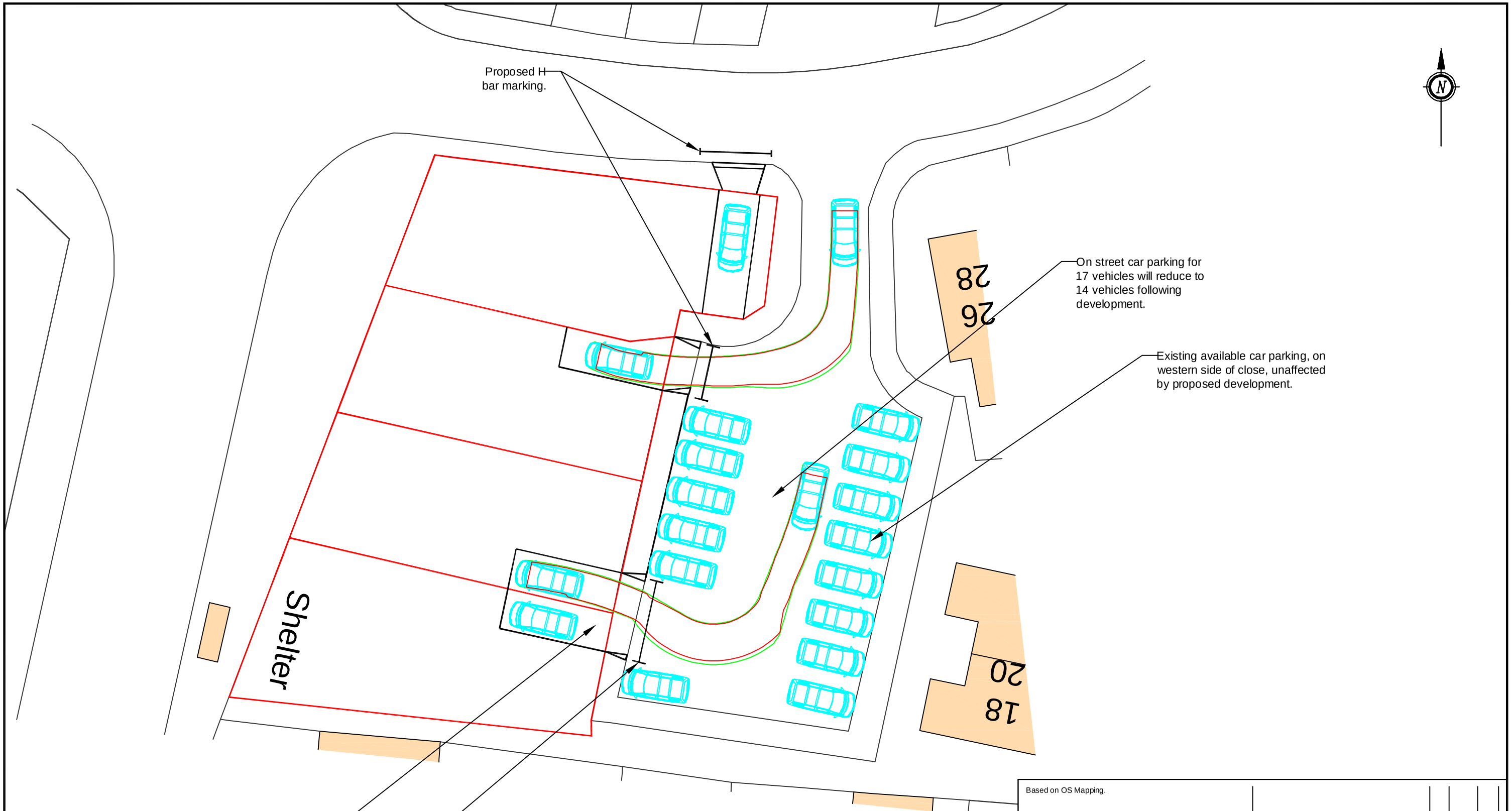
The perpendicular area on the western side will accommodate 5 vehicles following adoption of the site access strategy. This area on its own is able to accommodate the demand in parking by itself.

In total there will be 14 car parking spaces available following the adoption of the site access strategy and this will be significantly more than being demanded

Given the above it is considered that the proposed development will not have severe impact on car parking as considered by the National Planning Policy Framework. On this basis we would welcome the support of the highway authority in any planning application for this proposed residential development.

Letter report prepared by
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Enc Drawing 24MAY002 / 15 / 001



Based on OS Mapping.

Rev	Description	Dwn	Date	Chkd

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DRAWING TITLE
Site Access and Parking Strategy

DRAWN	CHECKED BY	DATE
TD	XXXXXXX	12/06/2024

SCALE	DRAWING NUMBER	REVISION
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