

Land Adjacent to Atlas Business Park, Wythenshawe

Revised Application Note

Vectos Ref: VN211880
LPA Ref: 135952/FO/2023

Overview

1. Vectos are advising Aviva Investors in relation to proposals for the development of land adjacent to Atlas Business Park in Wythenshawe, Manchester ('the site').
2. A planning application (135952/FO/2023) was submitted in January 2023 proposing the construction of five warehouse units (use classes E(g)(iii), B2 and B8) comprising a total gross internal floor area of 38,211 sqm, with associated car parking.
3. A revised planning application is due to be submitted in June 2023 following some amendments to the original scheme.
4. As part of the revised application there will be a reduction in the size of unit 5 within the business park. As a result of this change there will be a decrease in the overall gross internal floor area of the site from 38,211 sqm to 36,706 sqm (a reduction of 1,505sqm).
5. Based on the agreed trip rates set out in the Transport Assessment that was prepared as part of the original application the revised floor area would result in an overall reduction of 12 and 13 two-way vehicle trips in the AM and PM peak hour periods, respectively.

Conclusion

6. The revised Atlas Business Park scheme will generate less traffic and therefore have less of an impact than the originally submitted scheme (135952/FO/2023).
7. It is therefore considered that the transport reports / notes prepared as part of the ongoing application are considered a "worst case" and the conclusions reached remain.