

Transport Statement

Site Location: 4, Redgate Lane
Gorton
Manchester
M12 4RY

Proposal: Erection of a Second Floor Extension to Existing Building with retained class B1 (office) and class B8 (Warehousing)

On behalf of: Mr. Hamid Taqui

Introduction

This transport statement has been prepared in support of the application for Planning Permission for the minor internal and external alterations including the erection of a second floor extension to the detached premises addressed 4 Redgate Lane, Manchester and should be read in conjunction with the application form including planning drawings.

The proposal is subject to a full planning application submitted on behalf of the applicant.

The information has been prepared to provide further details in relation to the proposed development site and existing conditions.

Existing Conditions

The existing site consists of a detached commercial building as shown on the site location plan with the ownership outlined in red. The overall character of the area is mixed use consisting of various types of commercial use class sites including residential dwellings within walking distance facing north of the application site.

Baseline Transport Data

The site is accessible and located at the junction of Redgate Lane and the A57 Hyde Road. Copping Street also provide access to the site off the footpath.

On street parking facility is available along Copping Street and Redgate Lane with no restrictions in place.

Pedestrian and cyclist movement including facilities are available as existing which are to remain. There is a footpath along Redgate Lane to both sides of the road and also along Hyde Road and Copping Street.

The existing public transport facility is available with a regular frequency of services throughout the day. There are a number of bus stops located along the A57 Hyde Road which are within a few minutes walking distance to the site. The local train station also provides an alternative means to access the site.

Proposed Development

For further details relating to the proposed development refer to the application plans.

The plans and drawings show the proposed site layout including proposed floor plans and elevations. The access points to the site are located along Copping Street elevation and Redgate Lane.

Vehicular parking is to remain as existing following the development and has not caused any highway related issues over the years for the applicant and the staff.

The proposed use of the site is to remain as B1 Office/B8 Warehouse.

The scale of the development consists of creating a second floor level provide improved office/storage facility for the existing business which equates to an additional (GIA) gross internal area of 286.7m.sq.

The main features, design layout and access points meet the applicants requirements to service the existing business.

Servicing & Parking

As mentioned above parking arrangements as existing and proposed is available on street along Redgate Lane and Copping Street being directly outside the site.

The staff use different modes to travel to work with car sharing and cycling encouraged. Cycle storage facility is available and used by the staff.

Servicing including waste collection – refer to the Waste Management Strategy.

Deliveries/Distribution

The deliveries and distribution vary on a daily basis, however are usually carried out during working hours via delivery collection companies in small/medium range vans (ford transit type).