

Abraham Moss – Car Park Management Plan (May 2023)

1. Introduction

1.1 This Car Park Management Plan (CPMP) is submitted to discharge conditions attached to the planning permission for the Abraham Leisure Centre, Crescent Road, Manchester, M8 5UF (125033/VO/2019)

1.2 Condition 28 of the planning consent for the Leisure Centre redevelopment states the following:

“28) Prior to the first use of the development hereby approved a car park management and monitoring framework shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how monitoring for a 12-month period of the use of the car park and its operations will take place including details and timescales to review. Within 14 months of approval of the car park management and monitoring framework, a review of the monitoring of the use of the car park shall be submitted for approval in writing by the City Council, as Local Planning Authority. This review shall include measures to be implemented to improve the management of the car park should this be necessary. Any agreed measures shall then be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.”

2. Background

2.1 The redevelopment of the Library and Leisure Centre does not fundamentally alter the car parking provision on site with the new building erected on the same footprint as the former building.

2.2 There have been historic problems with parking on the Abraham Moss site with users parking on double yellow lines resulting in parking problems at site. Existing double yellow lines on site are currently unenforceable, this will be reviewed as part of the CPMP.

2.3 Ongoing management of car usage on site is required at school drop off and pick up times with work to be carried out with School staff and parents to prevent inappropriate parking at site.

3. Purpose of the Car Park Management Plan (CPMP)

3.1 The purpose of this CPMP is to ensure that the site effectively manages the car park for staff and visitors to:

- Manage the Accessible parking bays provided as part of the Leisure Centre redevelopment
- Manage the use of the car park to prevent parking by non-site users and thereby to protect parking capacity for eligible users
- Ensure that the car park is used effectively
- Maximising the number of spaces that are available for site users.

4. Parking space allocation

- 4.1 The Abraham Moss Complex benefits from approximately 287 car parking spaces (see car parking edged red as shown on the image in Appendix 1) which are available for use by staff and visitors to the site. Access to the main car parking areas is not restricted during normal working hours with access gates / barriers locked at Midnight to prevent access to the car park and wider site.
- 4.2 Adjacent to the complex is the Abraham Moss Metrolink Tram Stop with pedestrian access points leading into the site. Whilst this site is not a designated Park and Ride site, there are 3 accessible parking bays provided for Metrolink users and it is understood that Metrolink customers use this car park as an unofficial Park and Ride provision.

5. Leisure Centre Redevelopment

- 5.1 The Leisure Centre redevelopment scheme provides for the creation of 7 accessible parking bays with access to these bays controlled by an automatic barrier managed by both the Leisure Centre and Site Security staff.
- 5.2 Following completion of external landscaping and groundworks, the 2 accessible parking bays previously provided for users of the Abraham Moss office / education complex will reopen with access controlled by automatic barrier. In addition, the 3 accessible parking bays provided for Metrolink users will be re-instated upon completion of the works, however, these are not subject to any control or restriction.
- 5.3 The location of the accessible bays is shown circled red on the plan provided in Appendix 2.

6. Monitoring and Review

- 6.1 This CPMP will continue as an evolving document following the opening of the Library and Leisure Centre development. The CPMP will remain under review, the responsibility of which will be assumed by the Corporate Estates Team in conjunction with partners and key stakeholders based on site. A Car Parking steering group will be introduced, and which will meet on a bi-monthly basis, key stakeholders based on site will sit on the steering group with any issues which occur following the re-opening of the Library and Leisure Centre.
- 6.2 A full review of the Car Parking arrangement and the CPMP will be undertaken 12 months after the building re-opens, in accordance with the Planning condition detailed in 1.2 above.

7. Review of Car Park Management Plan (CPMP)

- 7.1 The review of the CPMP may result in the introduction of further access control measures which could include:
- Third party management of the car parking provision on site
 - The introduction of parking control i.e., Automatic Number Plate Recognition (ANPR) system
 - The implementation of a booking system
 - Additional barrier control
 - The introduction of penalties for users who park outside of parking bays to ensure that parking spaces are fully optimised

Appendix 1 – Abraham Moss car parking provision



Appendix 2 – Location of Accessible Parking Bays

