



Parking Analysis
St Gabriel's, Manchester
McLaren Group

CRM Students has extensive experience in the management and operation of Purpose Built Student Accommodation (PBSA). Currently providing management and accounting services for some 21,000 beds across 89 sites throughout the UK.

In connection with their pending Planning Application, McLaren inform us that there is some concern among Councillors and Local Residents that the current provision of DDA car parking spaces at the proposed development, St Gabriel's will not be sufficient for the needs of tenants. McLaren have therefore asked us to prepare this letter to demonstrate the facts and provide Members with the comfort required to approve this application. We know from our wide knowledge of dealing with students occupying PBSA that very few residents require a DDA car parking space, nor any adaptations to the access of our sites.

We would first like to explain that understanding and managing the relationship between the students and the local community is a key focus of CRM's work. Our management philosophy is to provide not only a safe and caring environment in which our student tenants can live and work; but also an environment which takes into account the sensitivities of the local area and community, including car parking. We have a strong focus on accessibility and ensuring all sites cater for the needs of any resident who may require additional support or adaptations to the scheme.

In order to reassure the Local Authority and fellow Residents, we have set out in the below an analysis of parking facilities across the CRM portfolio:

- Of the 89 sites referred to, 40 offer no parking whatsoever for the student tenants.
- The majority of the sites with no parking facilities are purpose built student halls. The principal reason for these halls having no parking facilities for students is that there is no, or very little, demand from students for car parking facilities; so PBSA developers rarely provide parking facilities.
- The remaining 49 sites do offer very limited car parking, mainly focused around DDA provision. Of these 49 sites, there are 153 DDA car parking spaces across the portfolio.
- Within the CRM portfolio there are 20 residents with a registered disability who live within our schemes. Of the 20 residents only 6 require the use of a car and therefore a DDA car parking space. All 6 residents simply require the use of their vehicle, with no adaptations required to the car parking space, access or any features of the development where they live. Only one resident is a blue badge holder but their vehicle is not adapted and they don't require the use of a wheelchair.
- It is clear from the above analysis that demand for car parking spaces is minimal and that there are a minimal number of residents across our portfolio who require a DDA car parking space.

In conclusion, we would confirm from our experience and our current portfolio that the number of DDA car parking spots which have been provisioned for St Gabriel's, is more than suitable for tenants and disabled visitors to the site.

If you have any questions or require clarifications to the above please feel free to reach out directly to me.

Yours Faithfully,

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