

Town & Country Planning Act 1990 (As Amended)

**NGM Islamic Centre,
49 Beresford Road,
Levenshulme, Manchester**

Parking and Accessibility Report

8th November 2022



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1. Introduction

- 1.1. This parking study has been undertaken to support the planning application for the erection of an infill extension between existing mosque and existing hall fronting onto Beresford Road, and erection of first floor extension above the existing hall, creation of a mezzanine floor within the mosque, together with re-configuration of the external areas including car parking, bin storage and cycle storage, an increase of 40 sq meters on permitted development.
- 1.2. The Islamic Centre is situated within an area with a high concentration of local mosques, which can lead to high parking stress during Friday Prayer times.
- 1.3. Using the calculations set out in the Transport Statement (24th August) related to this development, which have been agreed by Manchester City Council, an increase of 2 members to the congregation is expected at the site. Using the worst case scenario that these 2 would travel to the site individually by private car, this report is to investigate whether there is adequate on-street parking to accommodate this 2 car increase.
- 1.4. During the preparation of the report, the following investigations have been carried out:
 - an examination of current parking in accordance with the Lambeth method of parking surveys.
- 1.5. The Lambeth method of parking survey involves the surveying of an area within 200m actual walking distance of the site, taking factors into consideration barriers which may influence street parking. Baseline surveys are conducted between 0030 and 0530 on two separate weekdays outside of school and bank holidays and when no other local events are likely to affect parking. Additionally, surveys have been carried out at 60 minute intervals during a weekday not a Friday, the opening hours of the Islamic Centre during weekend times and during Friday Prayer at 1400.
- 1.6. A 500 meter limit is considered to be feasible walking distance to any given to a commercial establishment, with a 200 meter limit considered feasible for a residential unit. No guidance has been given for places of worship, however the terminus of this feasible walking distance was taken to be 200 meters to give a worst case scenario. However it is noted in the guidance for the Lambeth method of parking that *"People searching for a parking space are unlikely to stop halfway along a road at an imaginary 200/500m line so the survey should be extended to the next junction or shortened to the previous one, or taken to a suitable location along a road"*.

- 1.7. To this end, the parking survey takes into consideration Beresford Road from its terminus in the north to the chicane at the junction with Duncan Road, Slade Grove, Stamford Road between Hawkhurst Road and Brynton Road, and Hawkhurst Road.
- 1.8. The following sections describe these investigations.

2. Site Location and Highways Network

- 2.1. The proposed development site is located on Liverpool Road North in Burscough, Lancashire in the centre of Burscough. The site is currently partly occupied and in use as a retail establishment. It is intended that this portion of the site will remain in use for retail.
- 2.2. The site has frontage onto Beresford Road and Slade Grove, which are both unclassified roads with footways and vehicular parking either side of the road.

3. Parking Requirements

- 3.1. The current plans are for an increase in floor space of 40 sq meters. A carpark is provided totalling 7 number spaces, however Manchester City Council have asked for confirmation that there is available street parking locally to accommodate a possible 2 vehicle increase as vehicular parking is below the level required by the council.
- 3.2. In line with the National Planning Policy Framework, paragraph 109, "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

4. Current parking situation

- 4.1. Parking was surveyed onsite at peak parking times outside of school or national holiday times to gauge the current demand. The surveys were conducted on 28/06/2022 at 0530 and between Thursday 4th and Monday 7th November at regular intervals.
- 4.2. These results of these surveys, are available in appendix 1.
- 4.3. Due to length of parking spaces, not each spot will divide into an exact amount of 5 meter spaces, therefore the actual parking spaces listed will not necessarily be that indicated in the survey.
- 4.4. Additionally, not all vehicles will require a space of 5 meters to park, which can lead to parking stress in excess of 100%.

4.5. The parking spaces usage is as follows:

Road	Unrestricted		Friday Prayer 1400	Thursday										Sat							Sun					Mon
	Meters	No. of spaces		0500	0900	1000	1100	1200	1300	1400	1500	1600	1700	1130	1230	1330	1430	1530	1630	1730	1130	1230	1330	1430	1530	0500
Beresford Rd	527.4	97	49	65	52	49	53	52	58	50	48	51	53	56	52	67	60	48	48	52	57	60	54	63	57	63
Hawkhurst Rd	222.1	25	28	9	18	19	23	25	23	16	16	20	18	13	24	15	14	13	17	13	15	27	10	12	11	9
Stamford Rd	349.2	55	73	41	39	42	49	55	54	40	42	39	37	21	34	33	43	39	37	21	18	42	35	35	38	40
Slade Grove	286.8	55	41	32	47	37	43	41	40	37	41	47	32	34	38	35	31	32	32	33	33	38	45	50	43	33
Car Park	-	7	5	0	0	0	0	0	0	2	0	0	0	0	2	3	4	0	0	0	2	7	5	7	0	0
Total		239	196	147	156	147	168	173	175	145	147	153	140	154	148	153	152	132	134	119	125	174	149	167	149	145
Parking stress (%)			82	61	65	62	70	72	73	60	62	64	59	64	62	64	63	55	56	50	52	73	62	70	62	61

4.6. Friday Prayer, as expected, coincides with peak parking stress.

4.7. It can be seen that out of a total of 239 parking spaces, 43 were not in use during the survey during Friday Prayer the peak opening time.

4.8. The roads where the Islamic Centre has frontage, Slade Grove and Beresford Road, do not reach or exceed peak parking stress at any time during the surveyed hours.

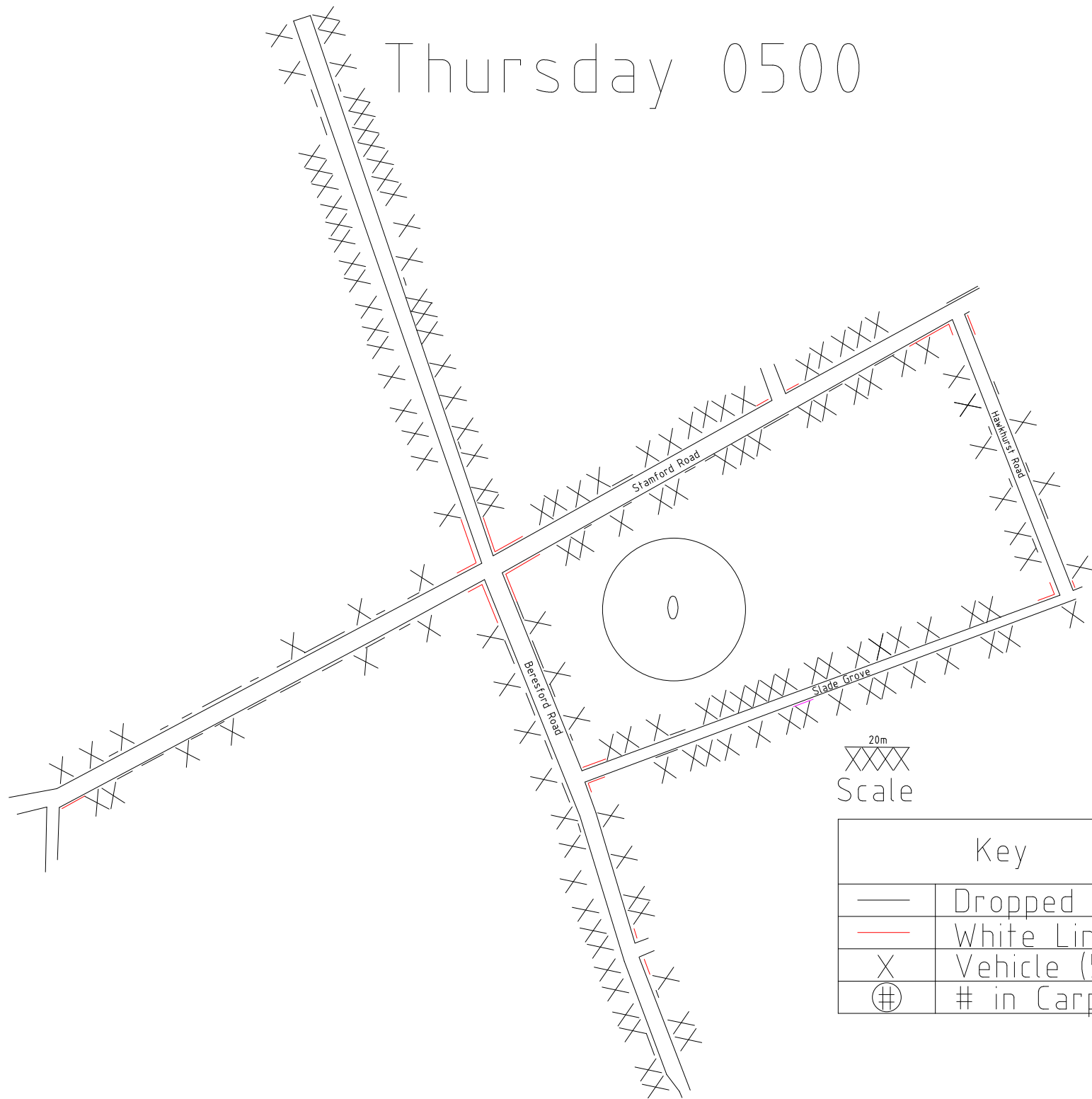
- 4.9. This would indicate that there is currently parking available in the immediate vicinity of the proposed development to accommodate a 2 parking spot increase on current use.

5. Conclusion

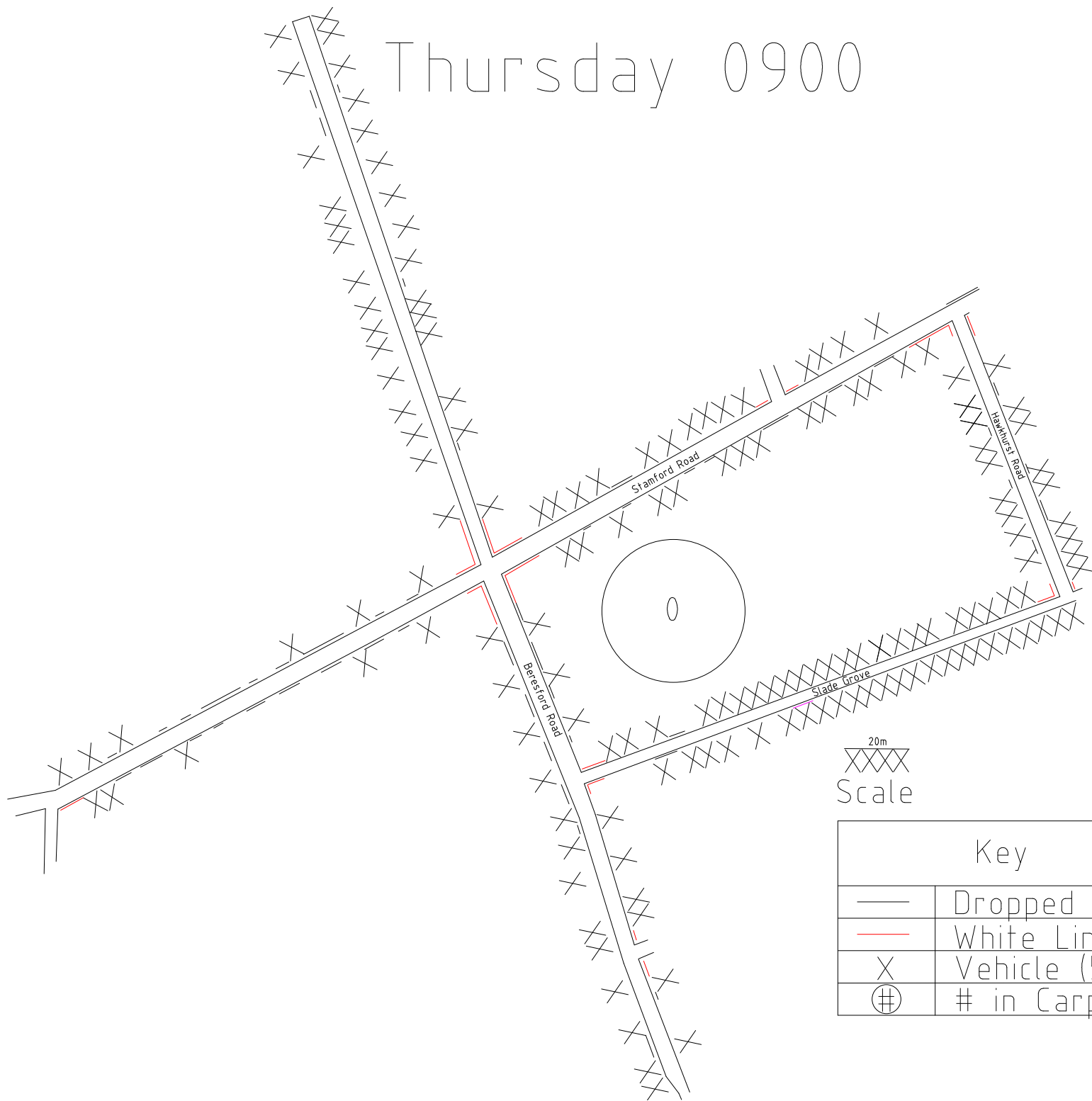
- 5.1. The current levels of parking and availability of current vacant spaces indicate that there is available space in the vicinity of 49 Beresford Road to accommodate any extra parking requirement and the impact of extra parking would not be severe.

Appendix 1

Thursday 0500



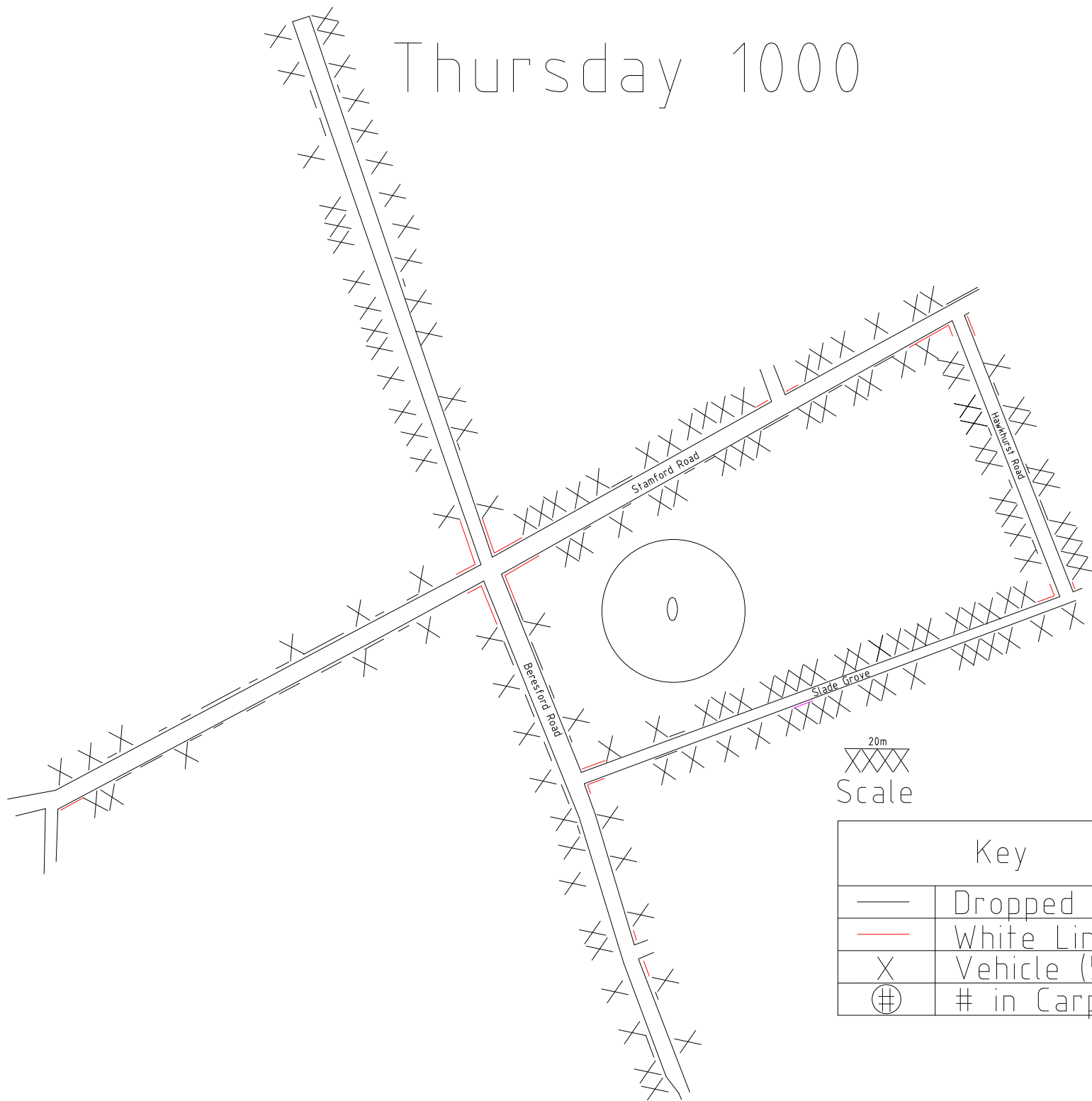
Thursday 0900



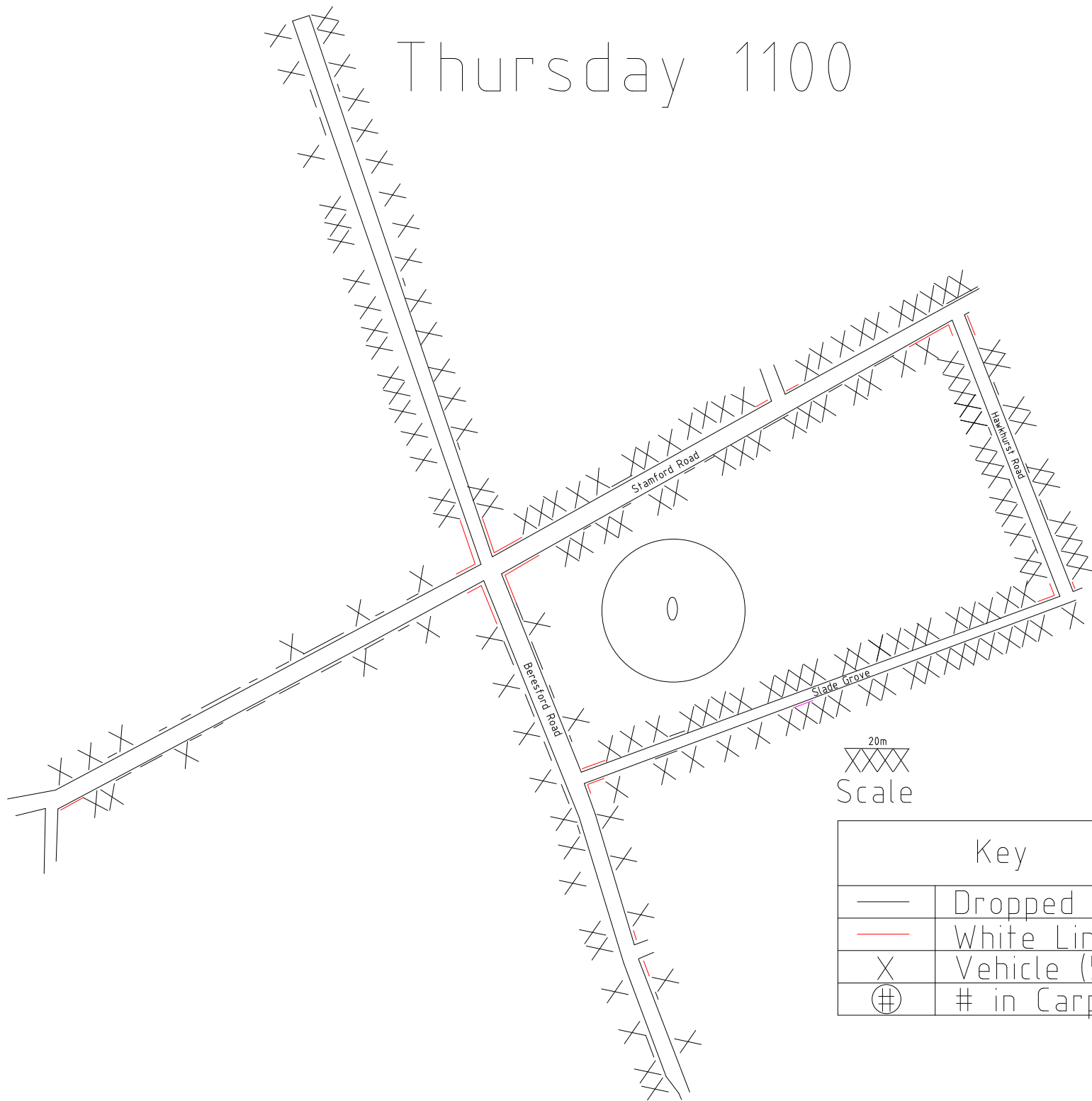
20m
XXXXX
Scale

Key	
—	Dropped kerb
—	White Line
X	Vehicle (5m)
⊕	# in Carpark

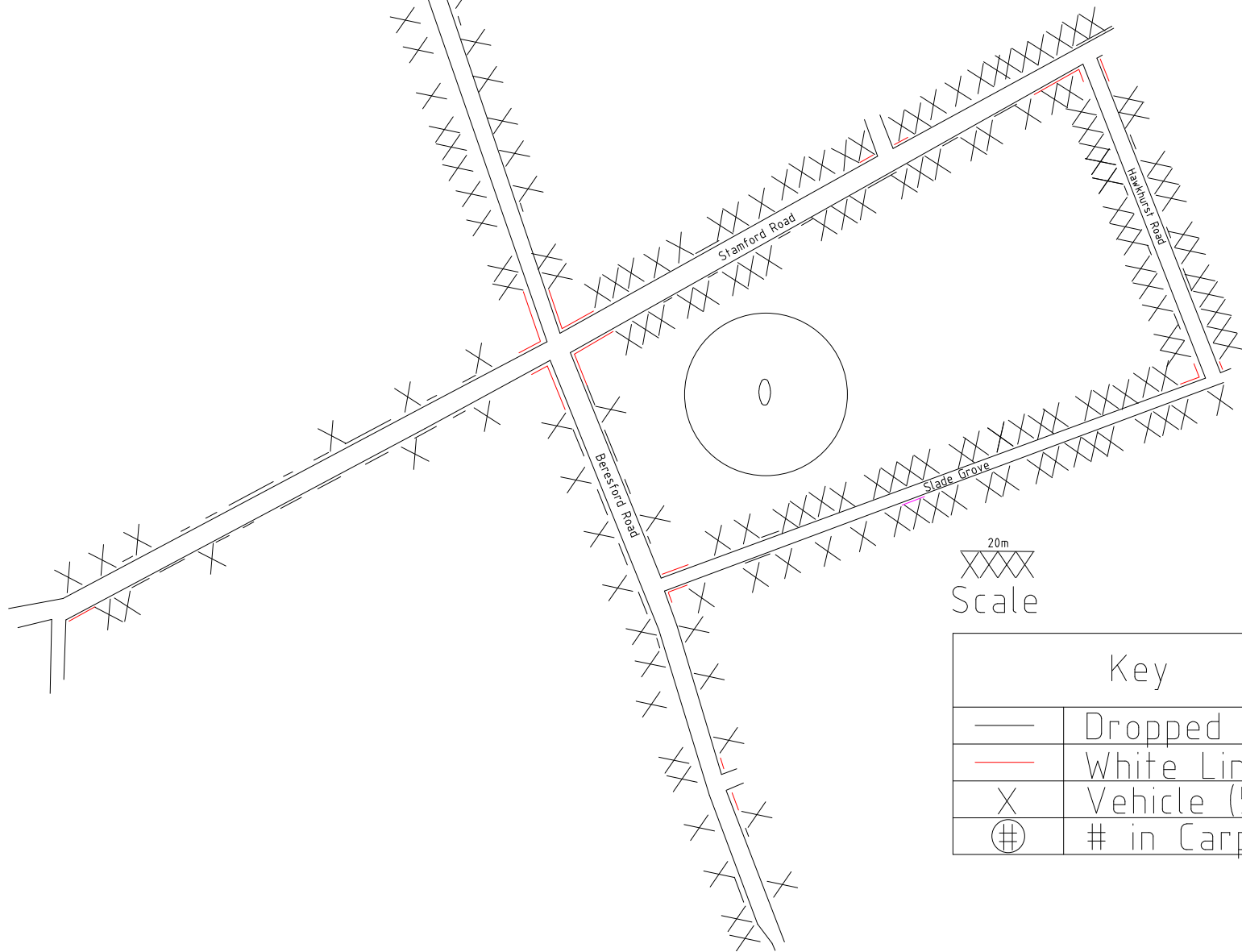
Thursday 1000



Thursday 1100



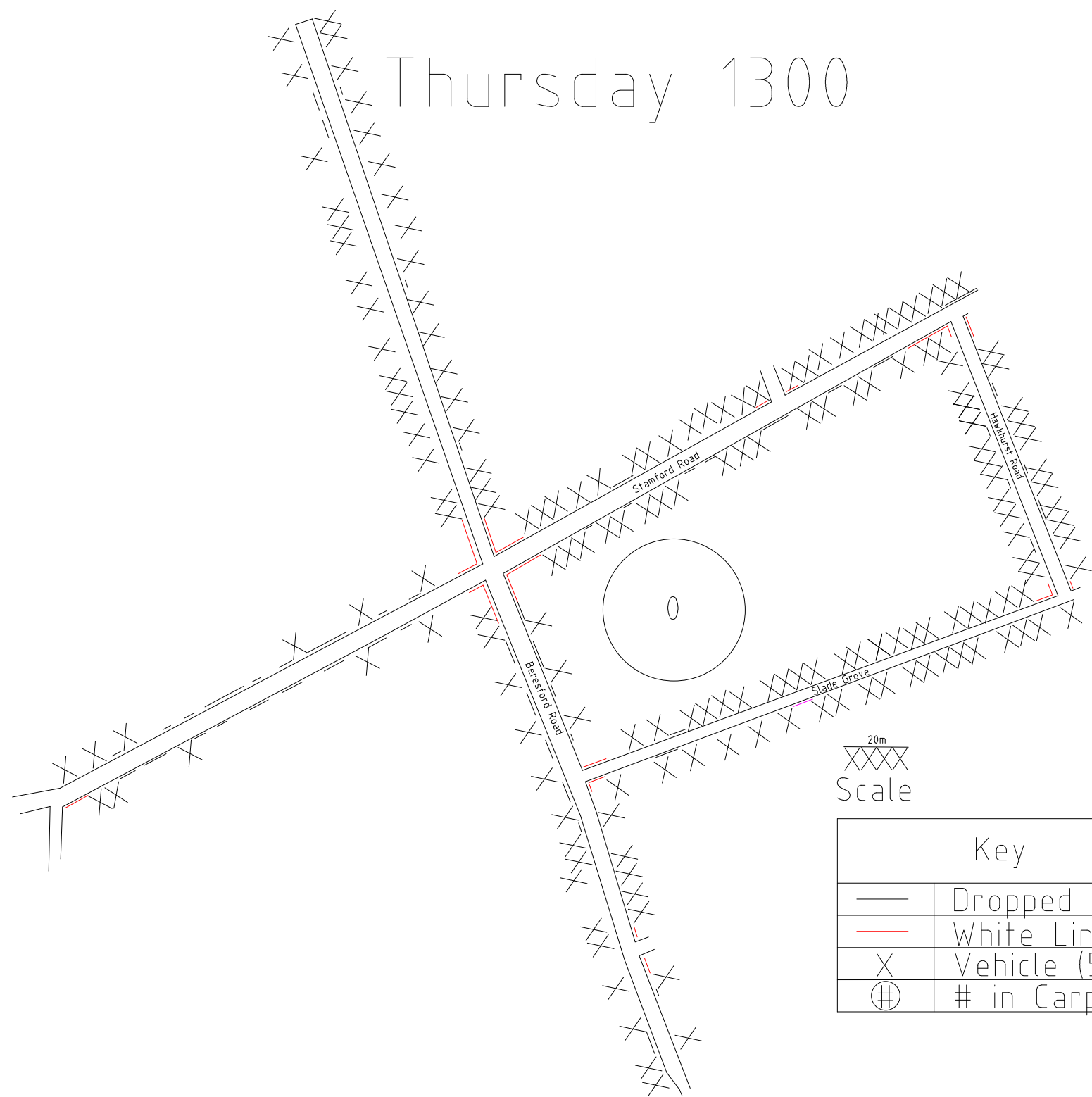
Thursday 1200



20m
XXXX
Scale

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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

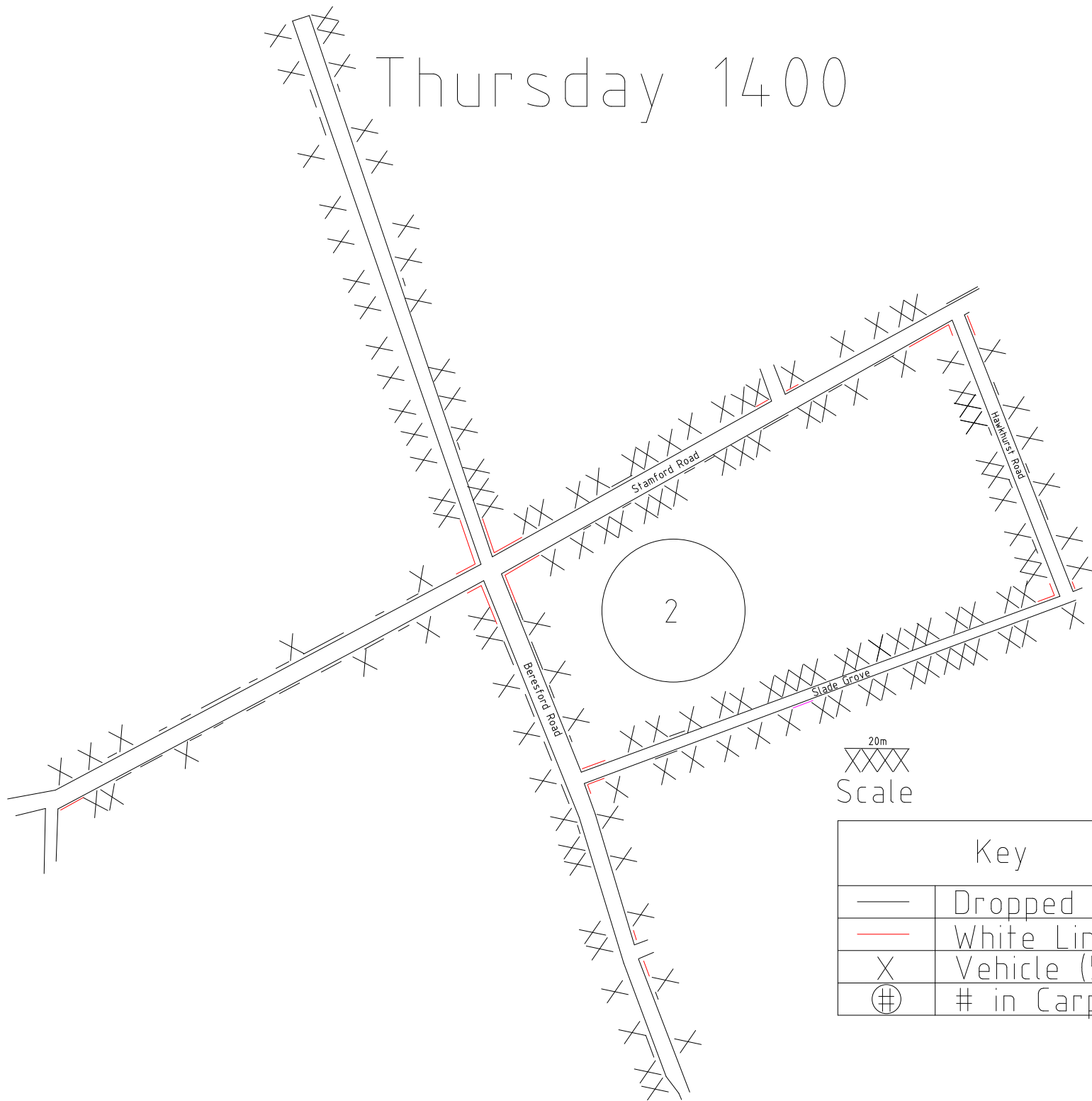
Thursday 1300



20m
XXXX
Scale

Key	
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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

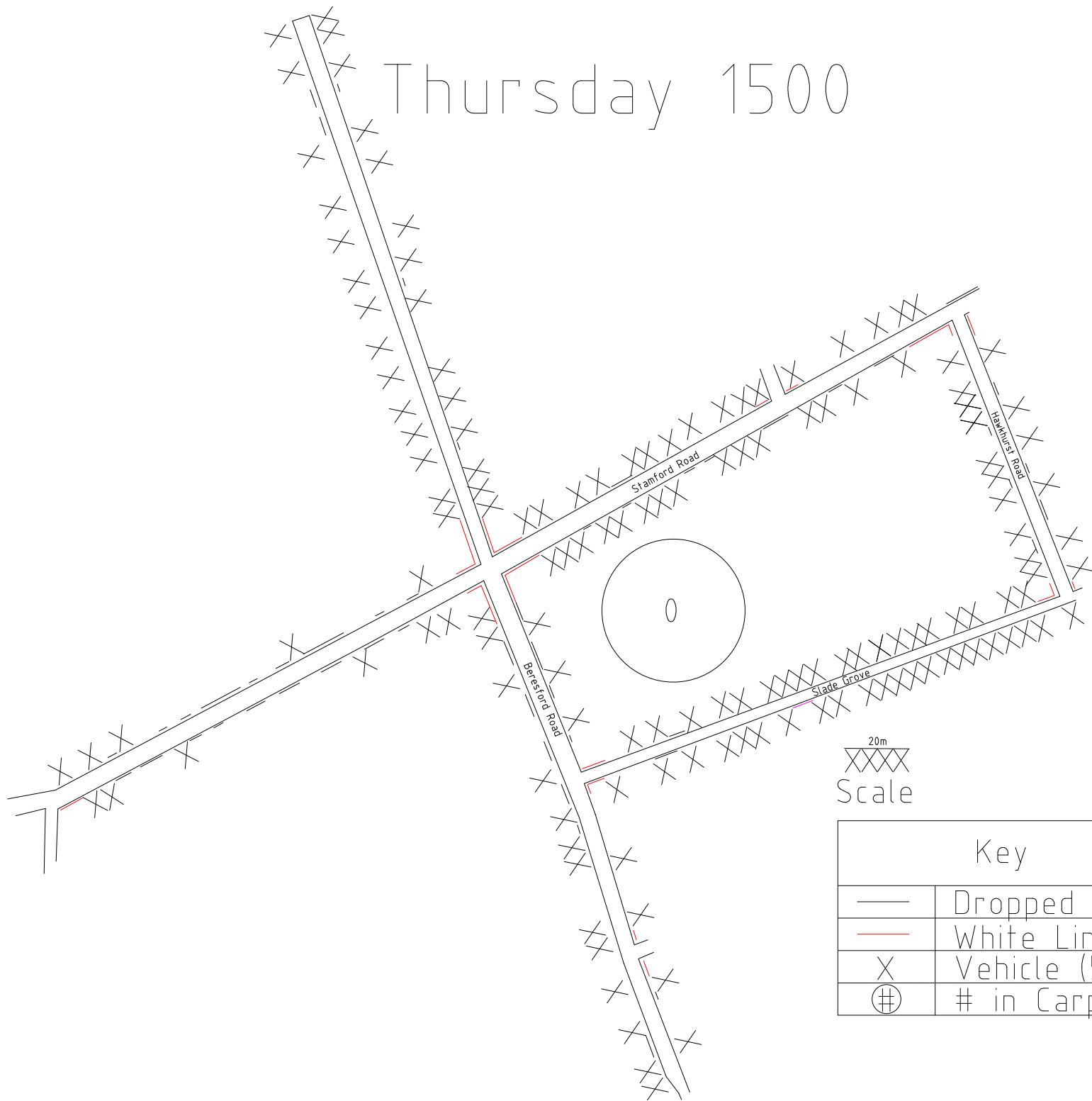
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20m
XXXXX
Scale

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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

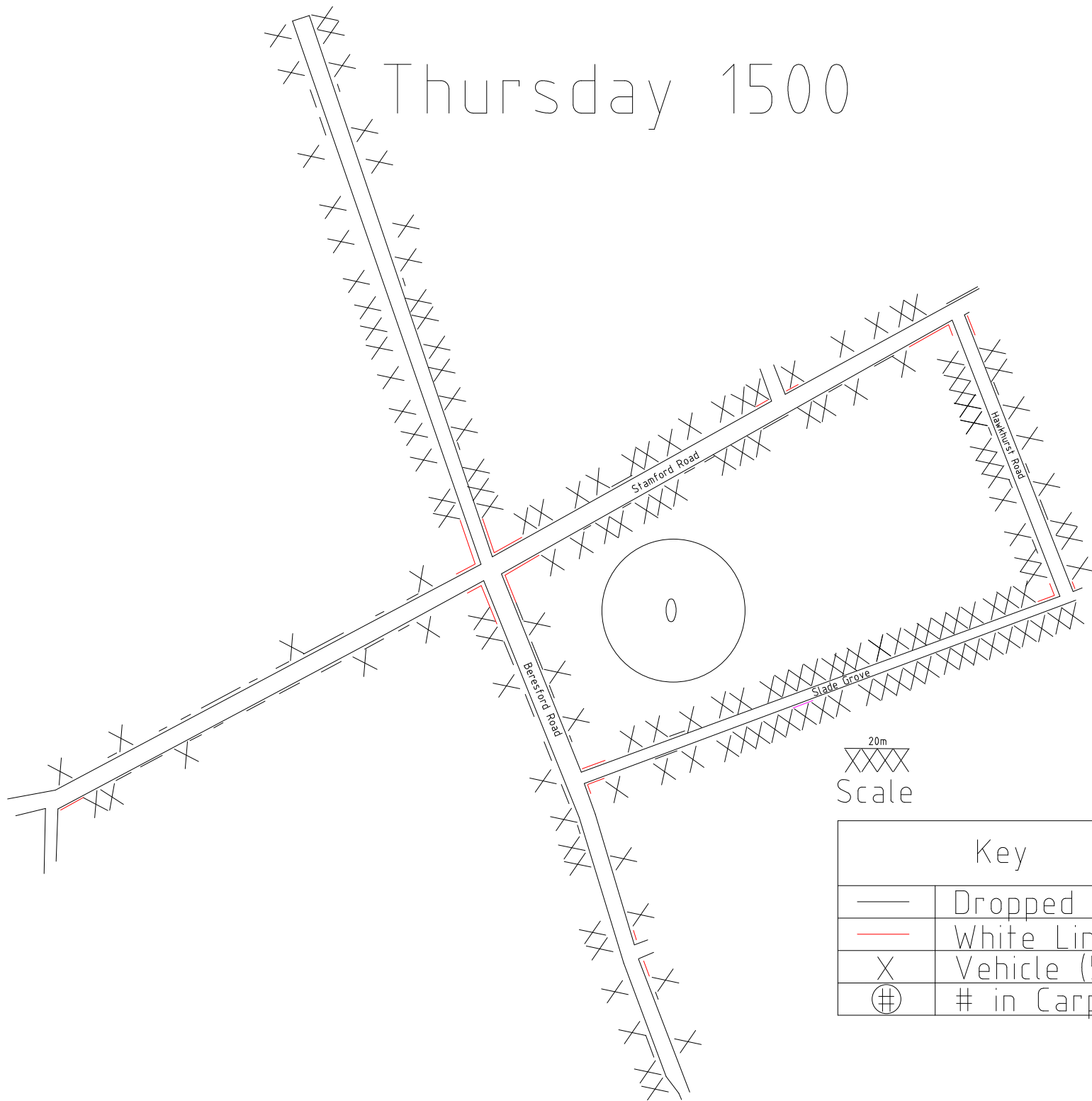
Thursday 1500



20m
XXXXX
Scale

Key	
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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

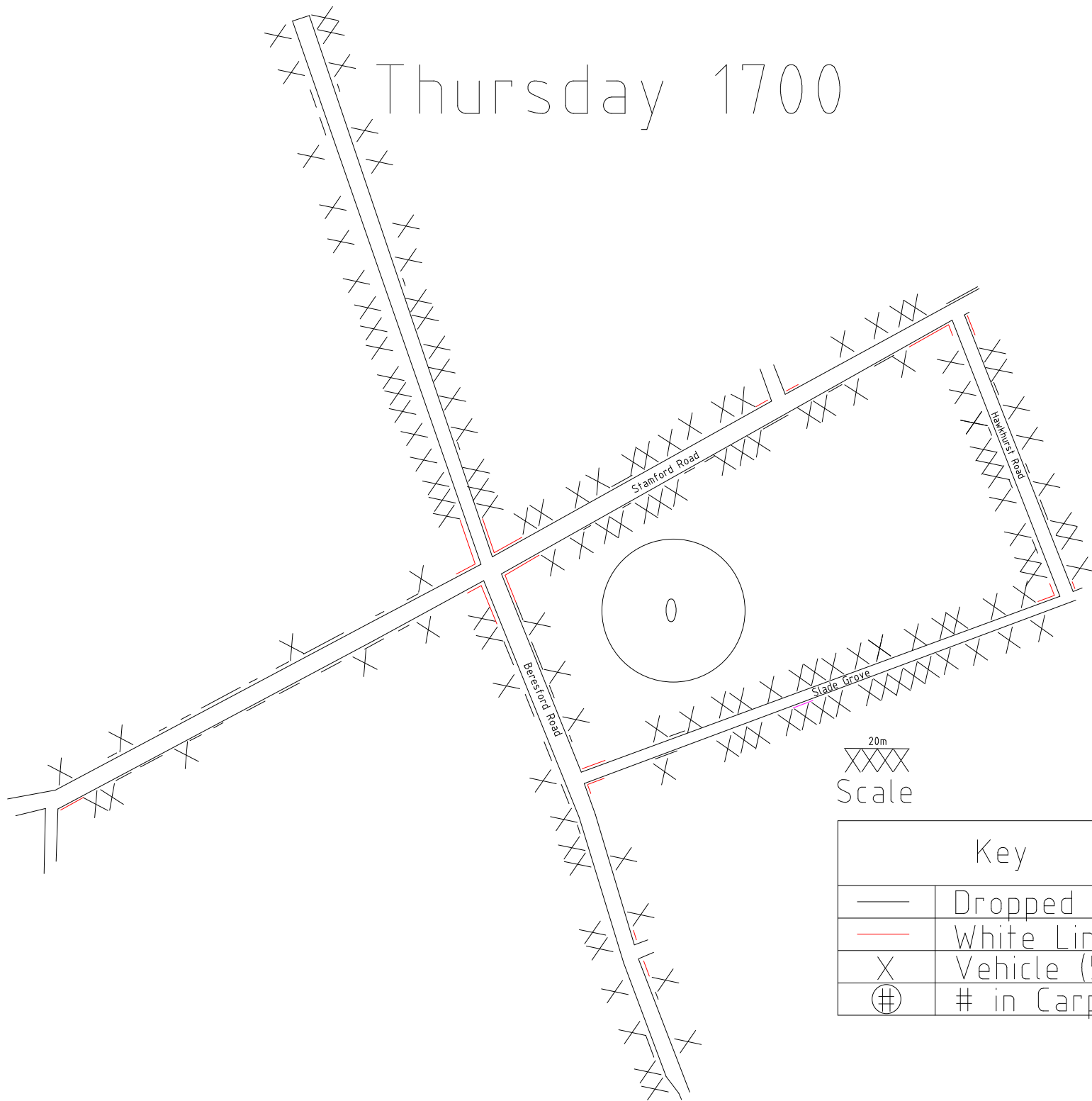
Thursday 1500



20m
XXXX
Scale

Key	
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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

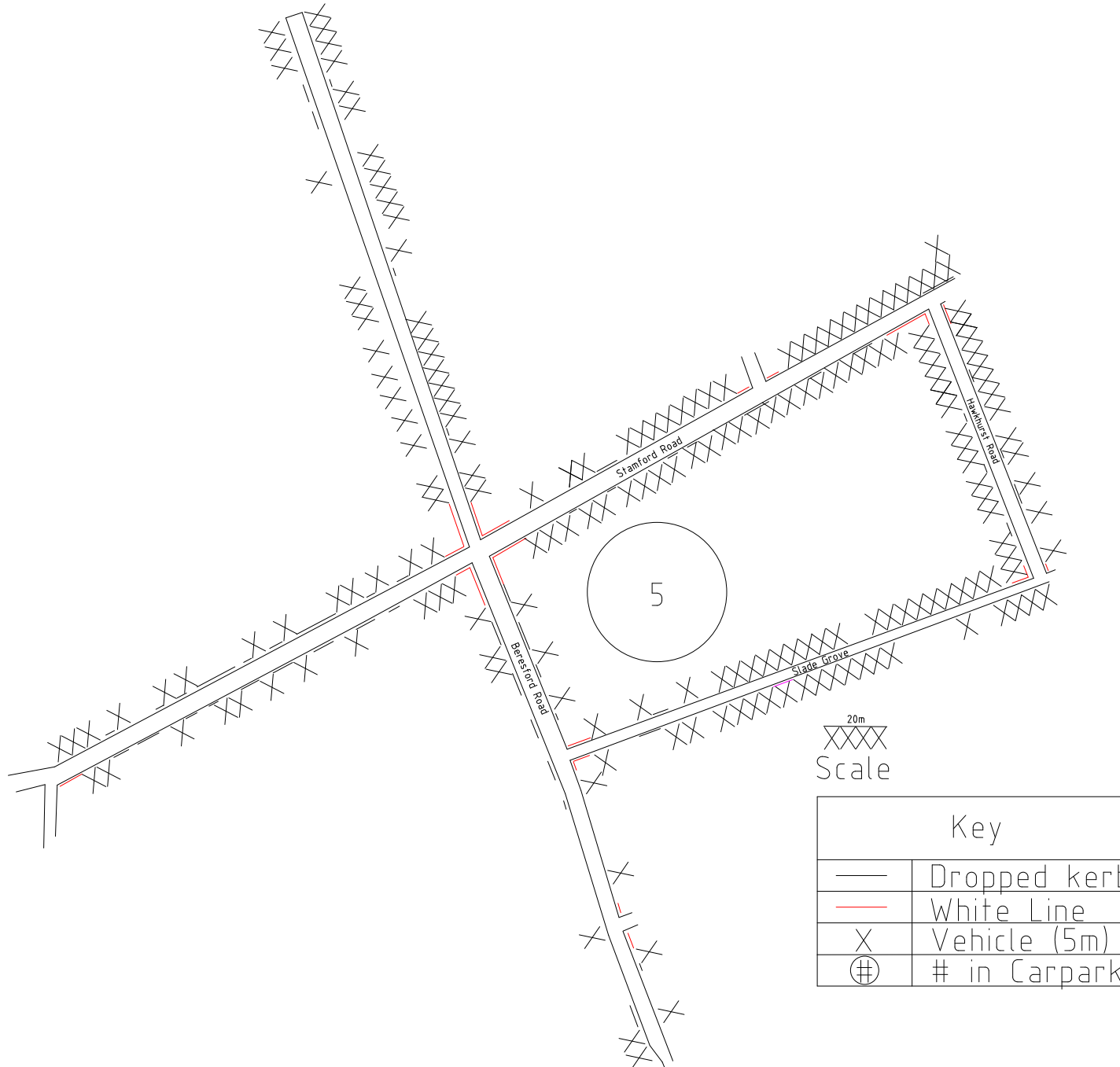
Thursday 1700



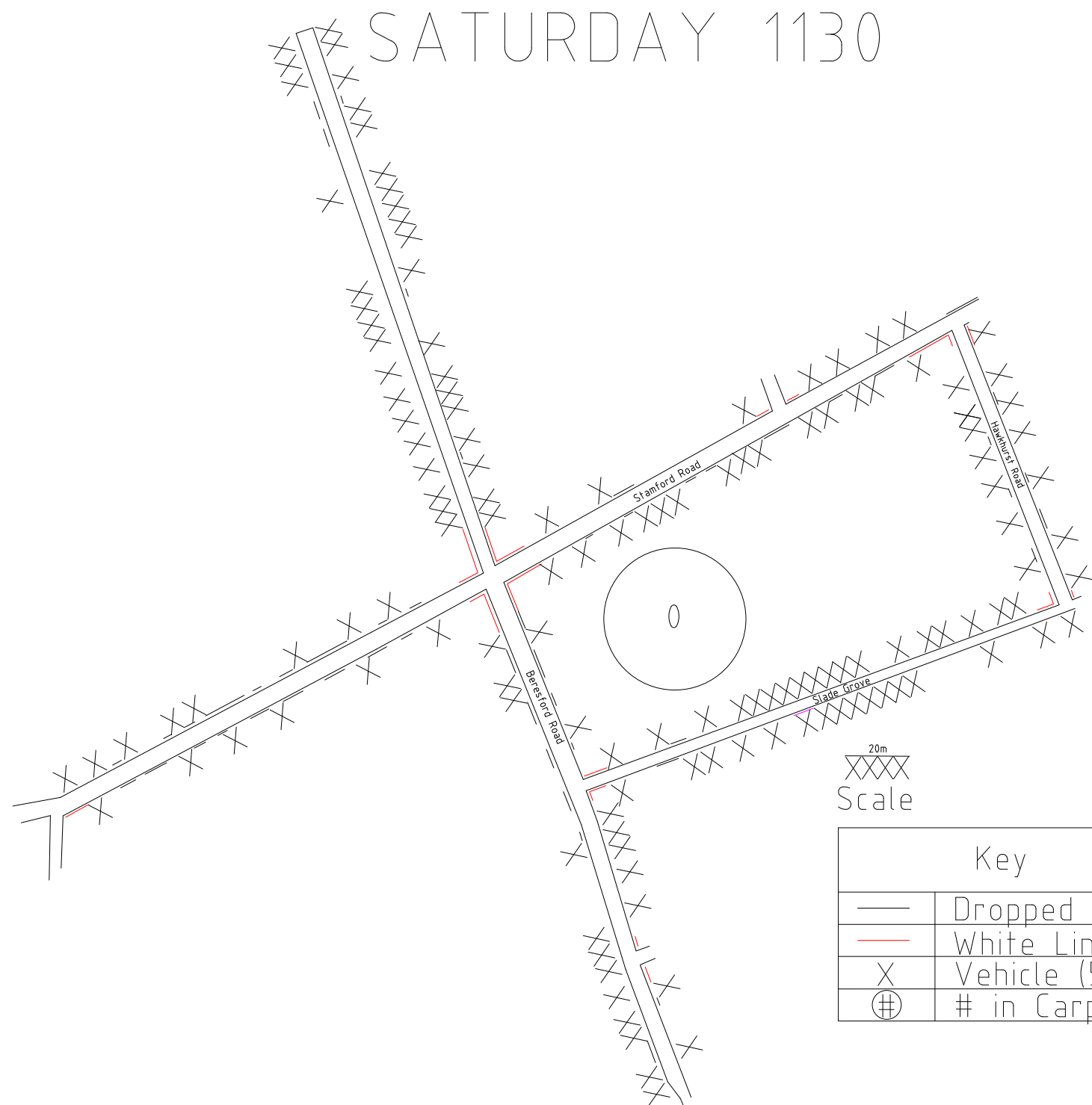
20m
XXXXX
Scale

Key	
—	Dropped kerb
—	White Line
X	Vehicle (5m)
⊕	# in Carpark

FRIDAY PRAYER (1400)



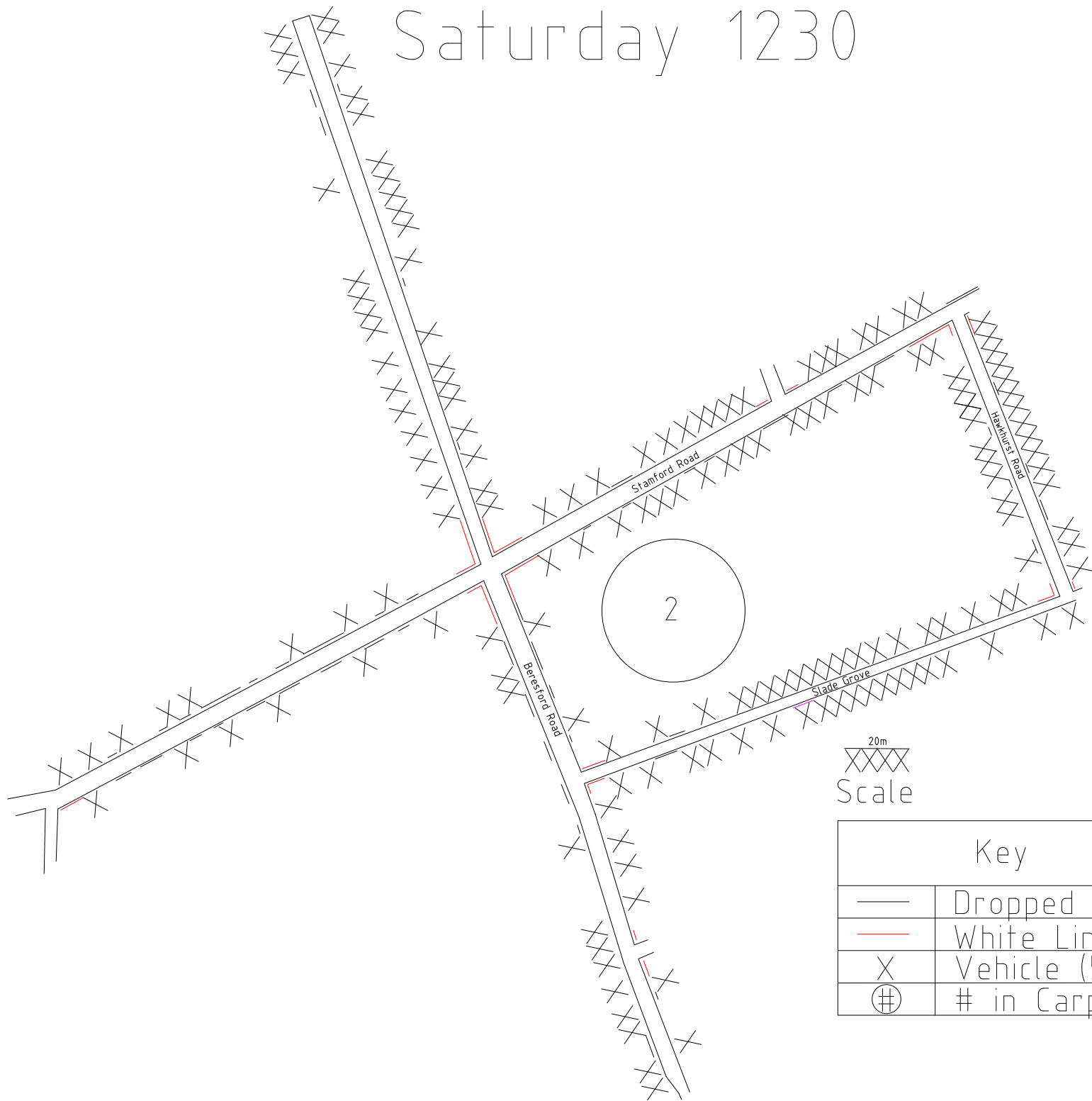
SATURDAY 1130



20m
XXXX
Scale

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X	Vehicle (5m)
⊕	# in Carpark

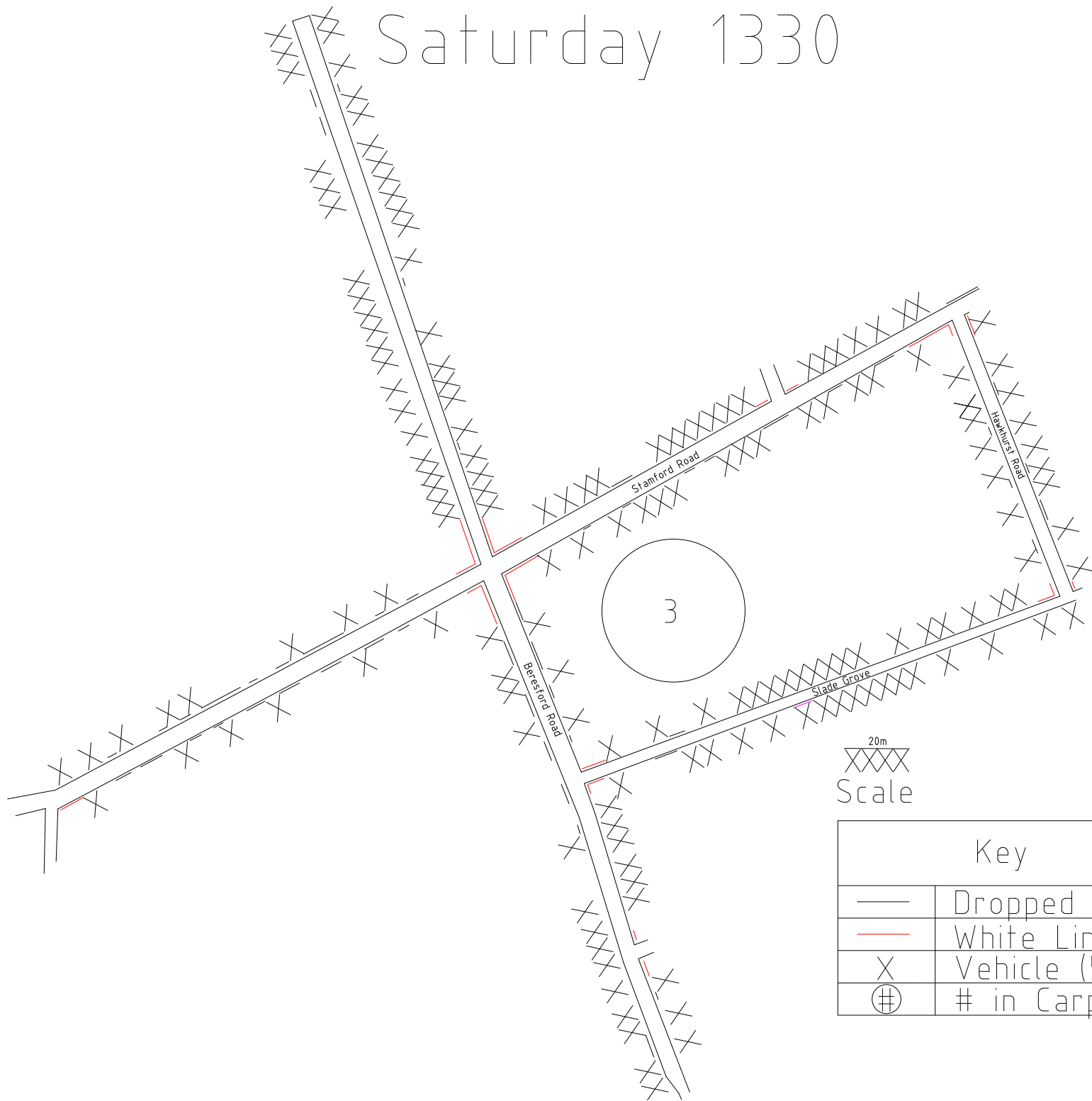
Saturday 1230



20m
XXXX
Scale

Key	
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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

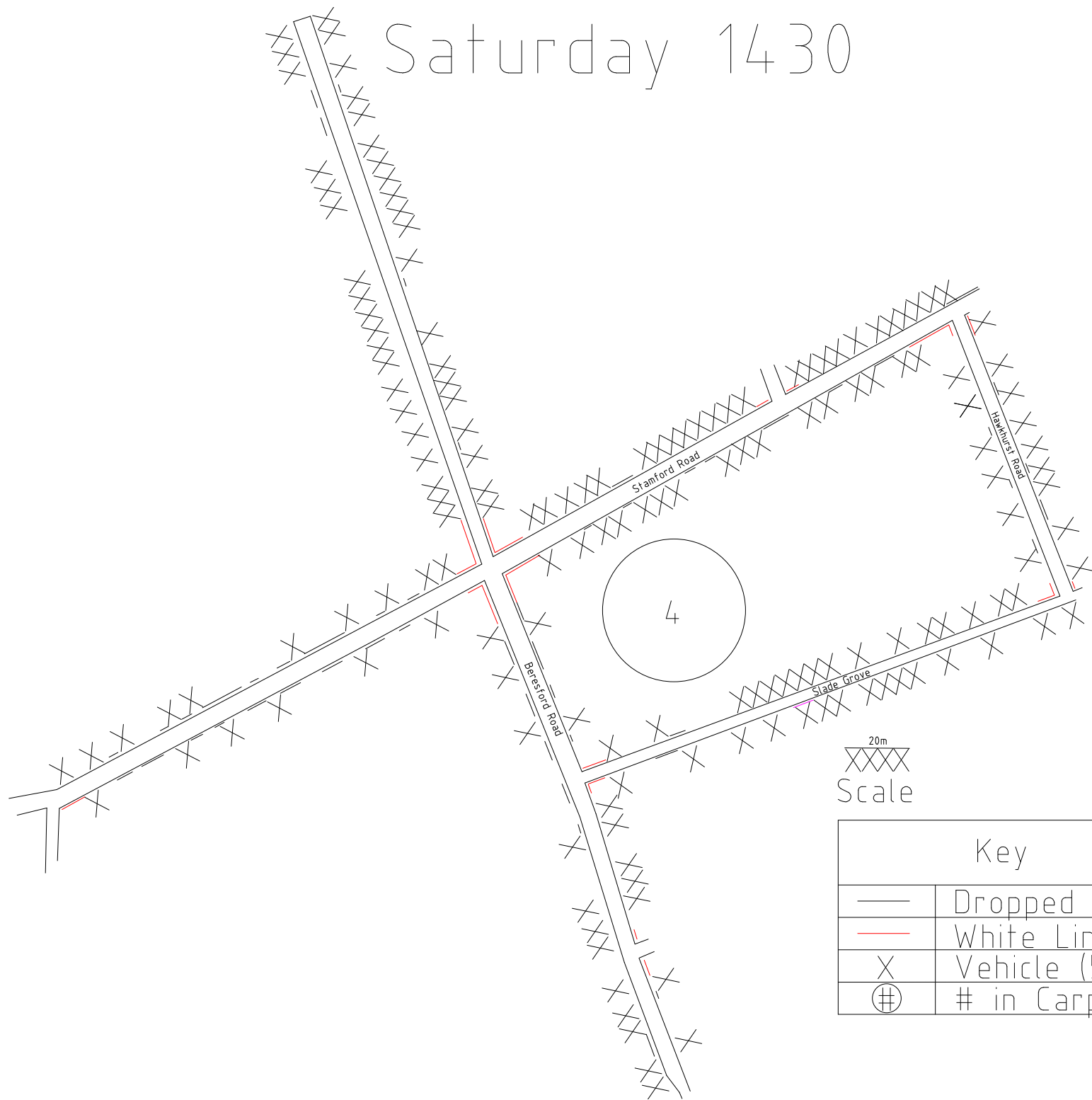
Saturday 1330



20m
XXXX
Scale

Key	
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X	Vehicle (5m)
⊕	# in Carpark

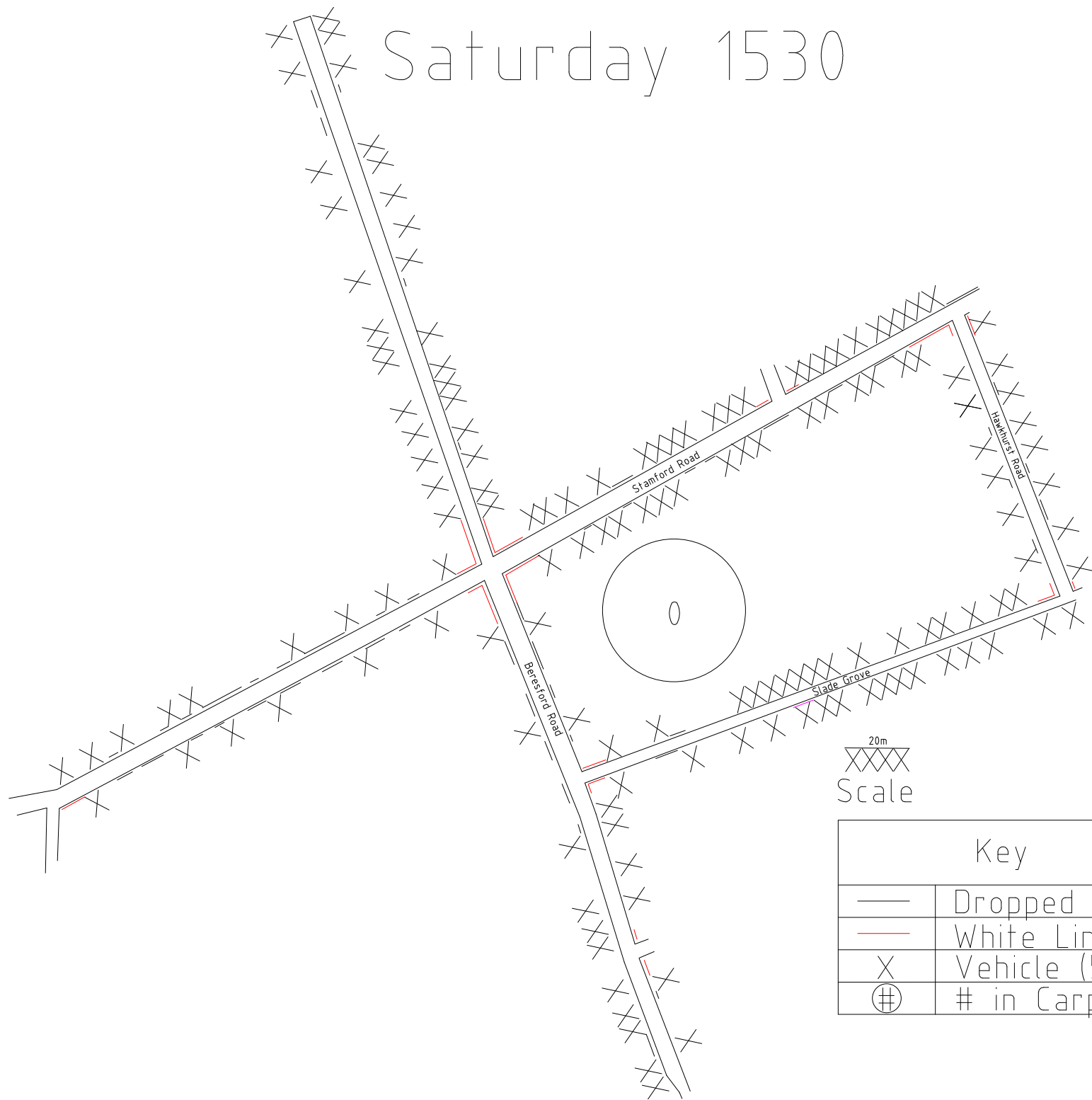
Saturday 1430



20m
XXXXX
Scale

Key	
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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

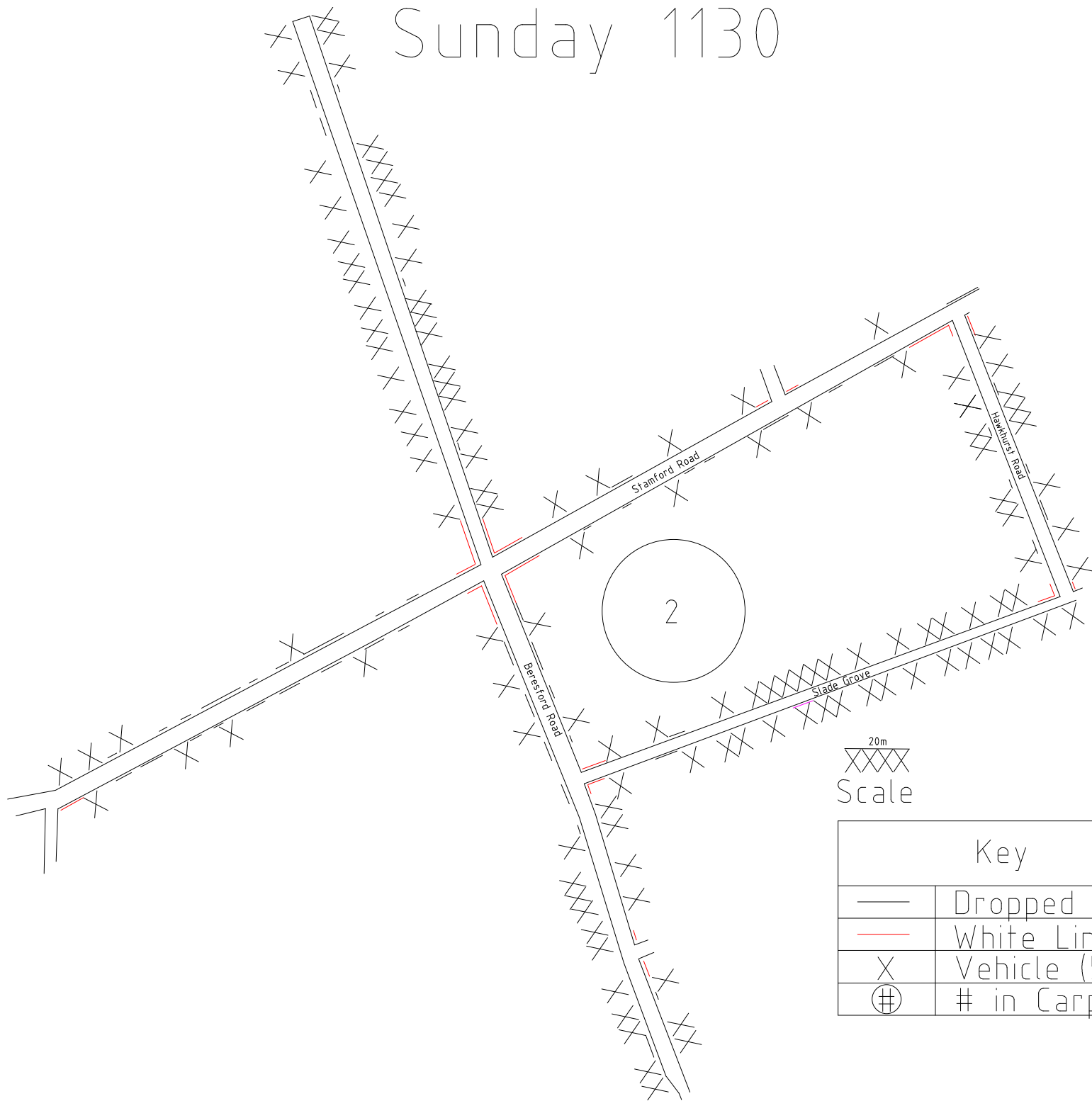
Saturday 1530



20m
XXXXX
Scale

Key	
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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

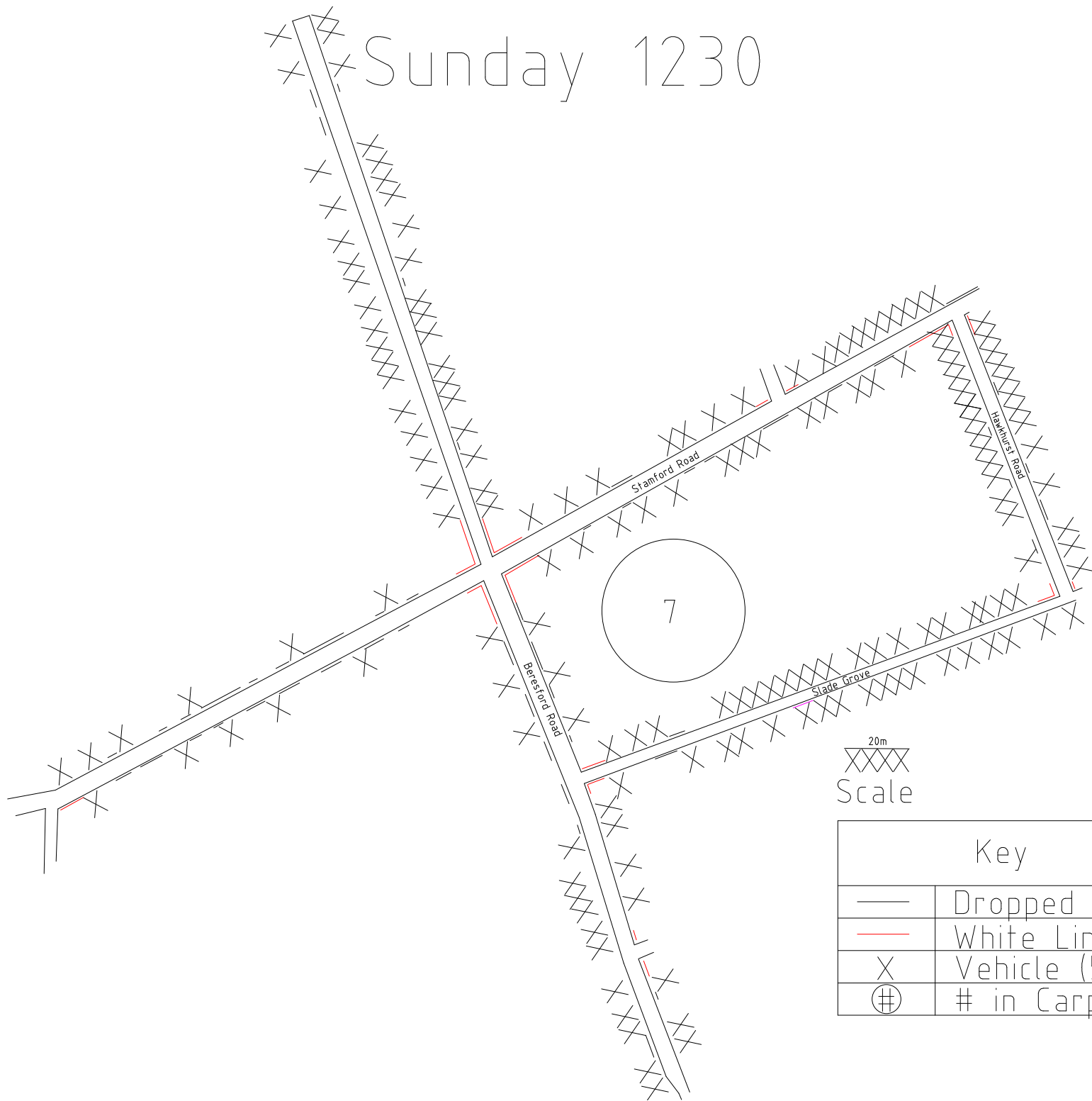
Sunday 1130



20m
XXXXX
Scale

Key	
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—	White Line
X	Vehicle (5m)
⊕	# in Carpark

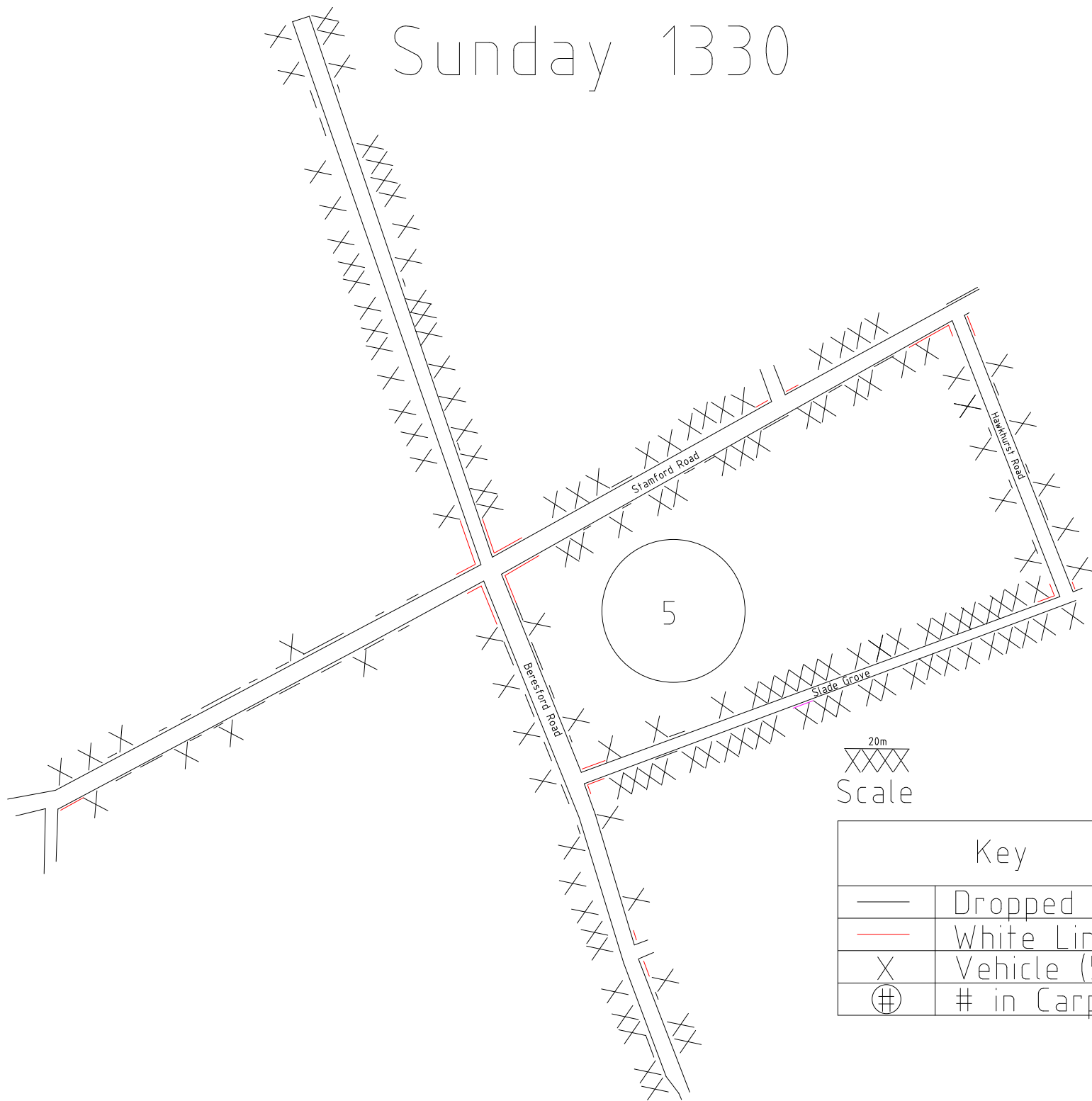
Sunday 1230



20m
XXXX
Scale

Key	
—	Dropped kerb
—	White Line
X	Vehicle (5m)
⊕	# in Carpark

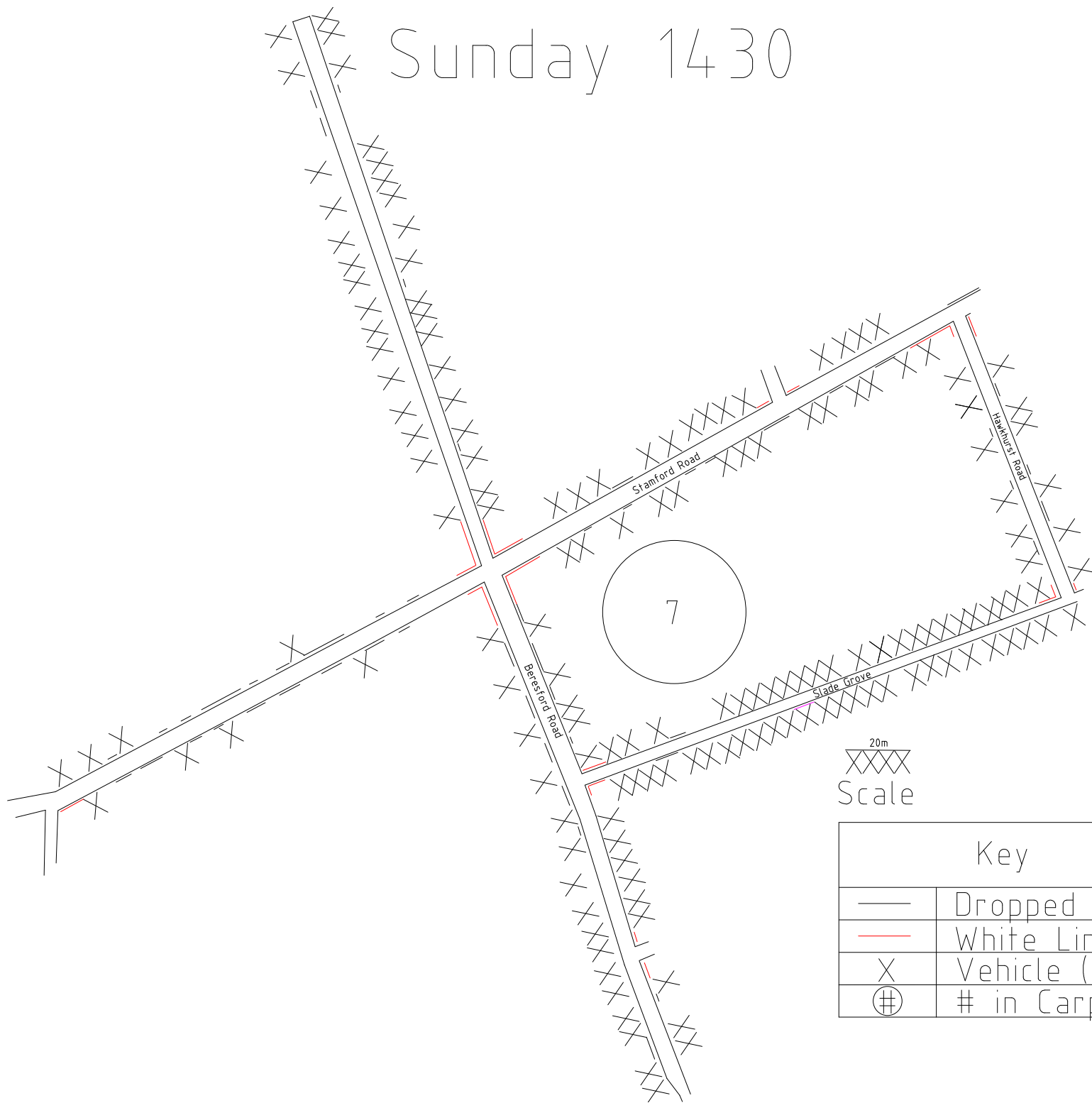
Sunday 1330



20m
XXXX
Scale

Key	
—	Dropped kerb
—	White Line
X	Vehicle (5m)
⊕	# in Carpark

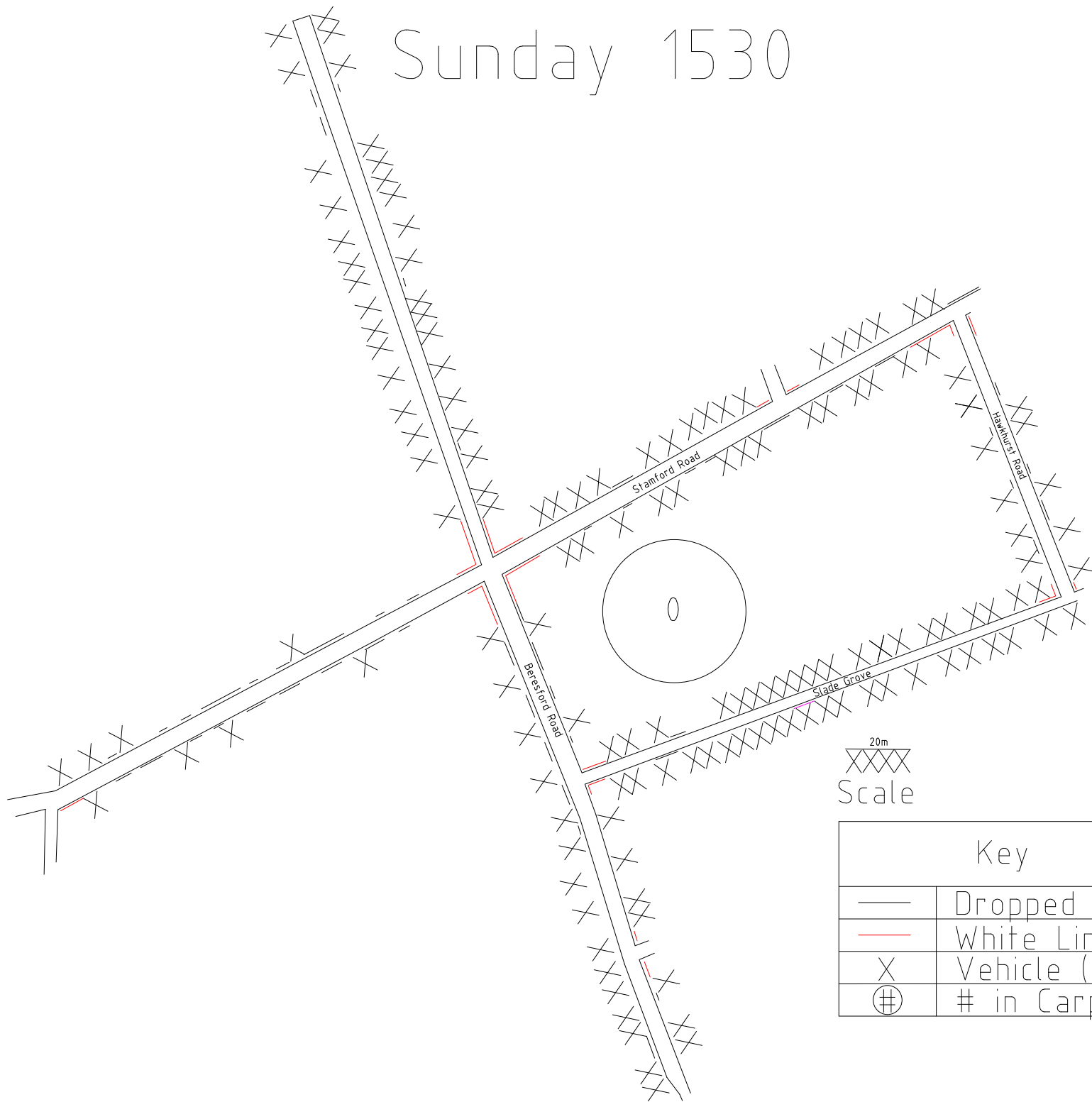
Sunday 1430



20m
XXXX
Scale

Key	
—	Dropped kerb
—	White Line
X	Vehicle (5m)
⊕	# in Carpark

Sunday 1530



20m
XXXX
Scale

Key	
—	Dropped kerb
—	White Line
X	Vehicle (5m)
⊕	# in Carpark

Monday 0500

