

NMGH TEMPORARY PARKING 05

Proposed Design Document

October 2022

20200-SRA-INZ-XX-RP-A-8029

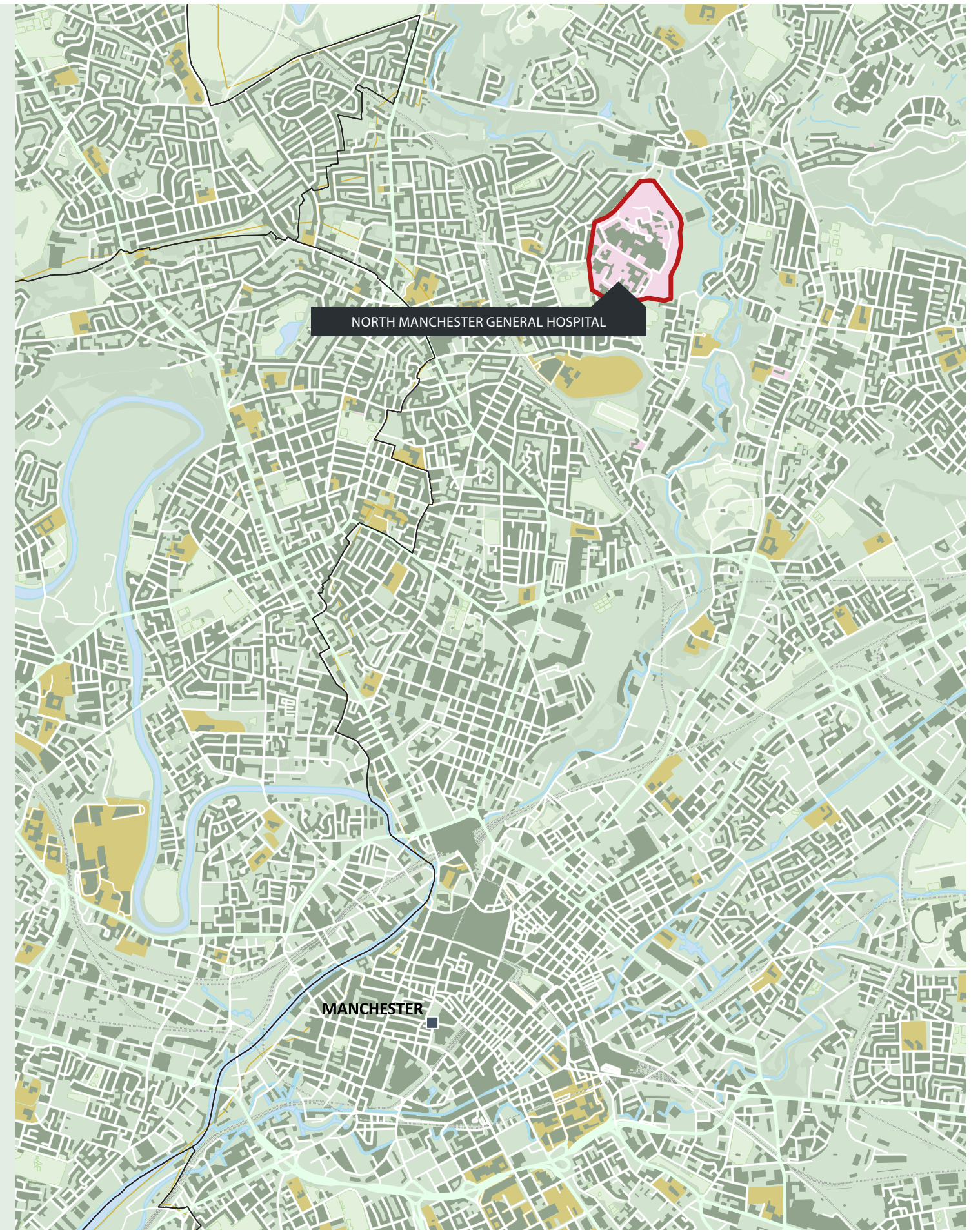
S2 Planning | Issue P01

SHEPPARD ROBSON



CONTENTS

- 1.0 CURRENT ACTIVITIES ON SITE
- 2.0 SITE LOCATION PLAN
- 3.0 SITE FLOWS - VEHICLES
- 3.1 SITE FLOWS - PEDESTRIANS
- 4.0 SITE AREA PLAN - EXISTING
- 4.1 SITE AREA PLAN - PROPOSED
- 5.0 MEP / CIVIL ENGINEERING DRAWINGS
- 6.0 PLANNING STATEMENTS



1.0 CURRENT ACTIVITIES ON SITE

Summarised below are PRIMARY construction works currently taking place at NMGH.

NORTHERN PLOT

Following demolition of Limbert house and minor buildings to the North, the MSCP site has been prepared for construction. Temporary car park 05 is highlighted in Green. The Infectious diseases building remains in operation

SOUTHERN PLOT

Demolitions have been completed to the Southern end of the site and the southern development plot has been established for commencement of the New Park House development by GMMH.



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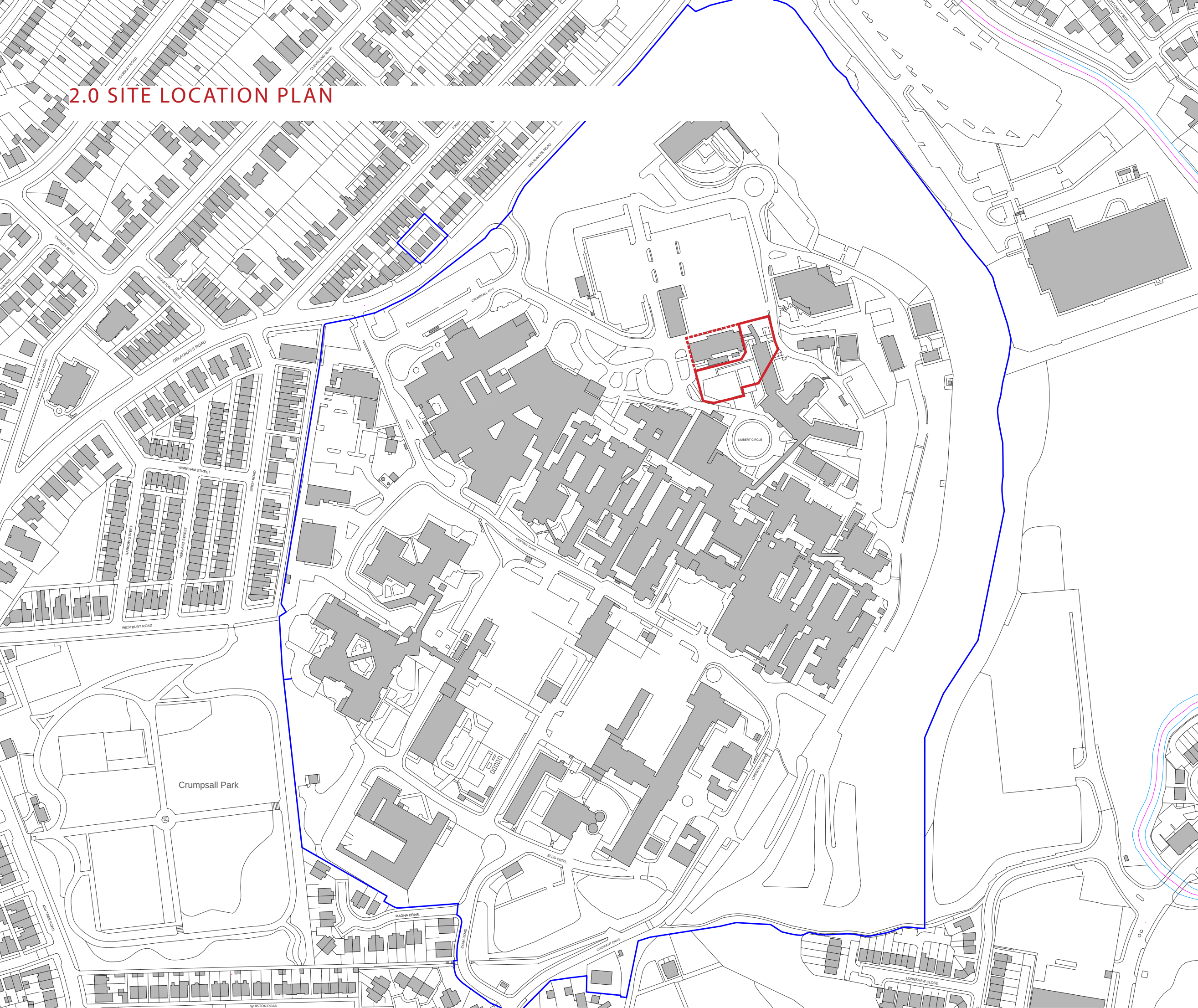
- Temporary Car Park TCP05 Site Boundary Phase 1
- - - Temporary Car Park TCP05 Site Boundary Phase 2

— NMGH Site Ownership Boundary

Note: construction work will be required outside of the primary construction boundaries including improvements to the east access road and existing surface car park. Access will need to be maintained throughout.

0 25m 50m 100m

2.0 SITE LOCATION PLAN



Manchester University
NHS Foundation Trust

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SCALE AT A1 DATE ORIGINATOR CHECKED AUTHORISED
1:1250 30/09/22 JC DB DB

PROJECT
Temporary Surface Car Park
Site Location Plan

STATUS PURPOSE FOR ISSUE
S2 PLANNING

DRAWING NO. REV.
20200-SRA-INZ-XX-DR-A-8025 P01

3.0 SITE FLOWS - VEHICLES

VEHICLE FLOWS

The proposed site is surrounded by live buildings and parking and it is essential that these remain operational throughout the project with safe access to building entrances maintained.

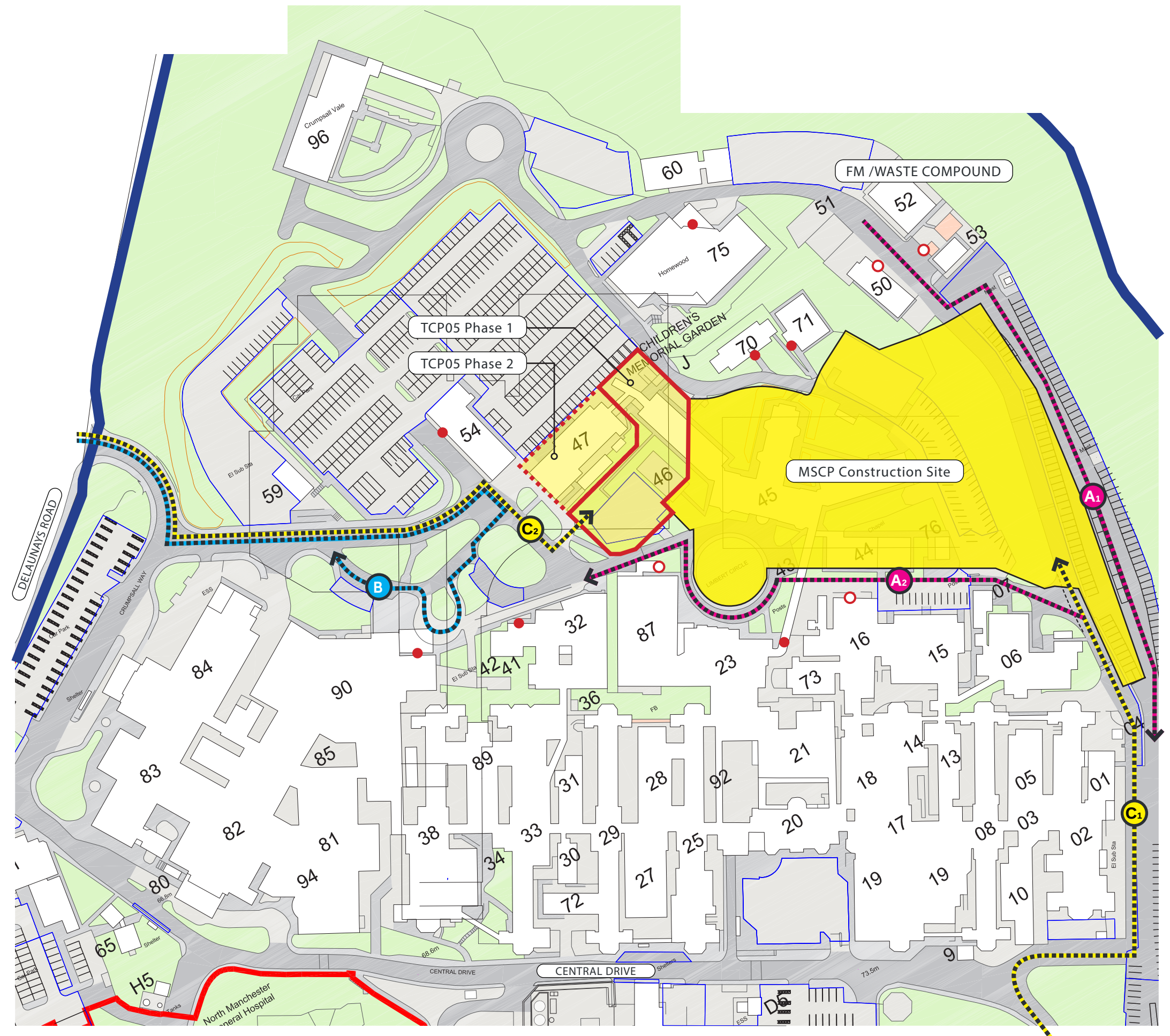
The primary waste holding and transfer area for the site is located at buildings 50 /51 /52 /53 and must also remain operation for the full duration of the project with FM access. Route [A1]

Construction traffic to the MSCP site comes from the south via Crescent Drive [C1] which will continue during the construction on TCP05.

Construction traffic access to TCP05 may be feasible through the MSCP site depending on time-scales and discussions with Morgan Sindall [MSCP contractor]

An alternative route would be via Delaunays road [C2] which is wide enough to accommodate construction traffic.

Operation hours for construction traffic will be reviewed with potential contractors to ensure safe and continued access for visitors and Blue light.



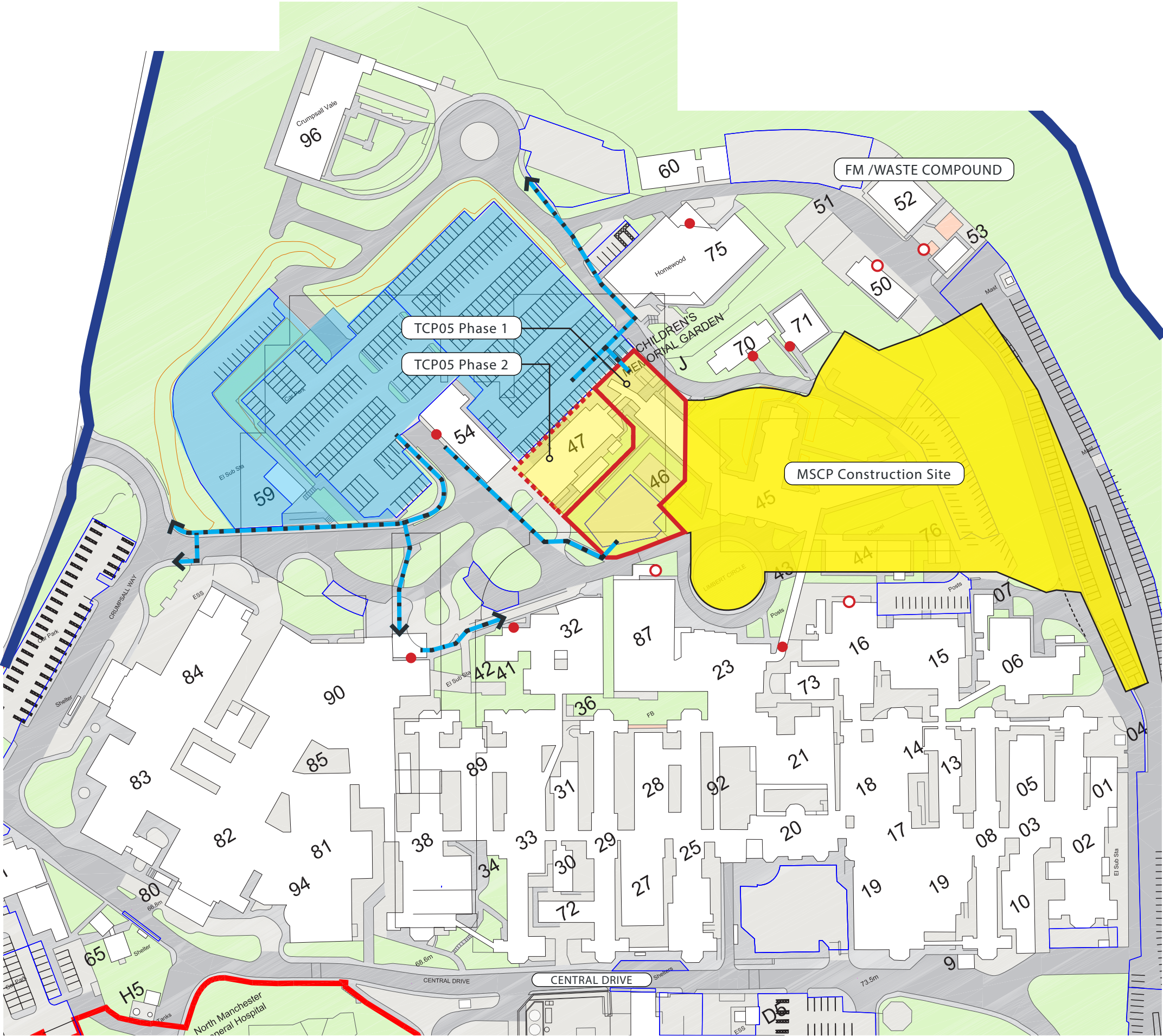
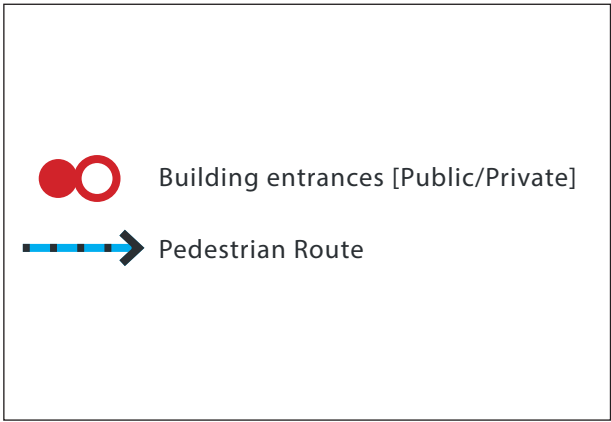
3.1 SITE FLOWS - PEDESTRIANS

PEDESTRIAN FLOWS

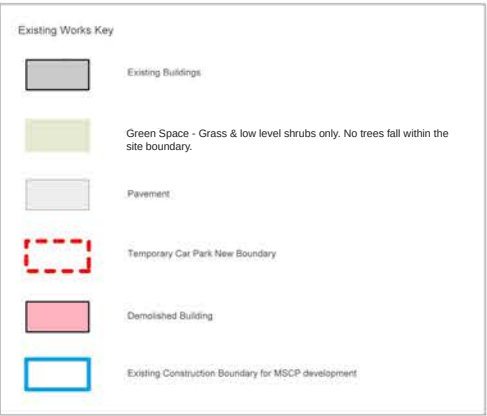
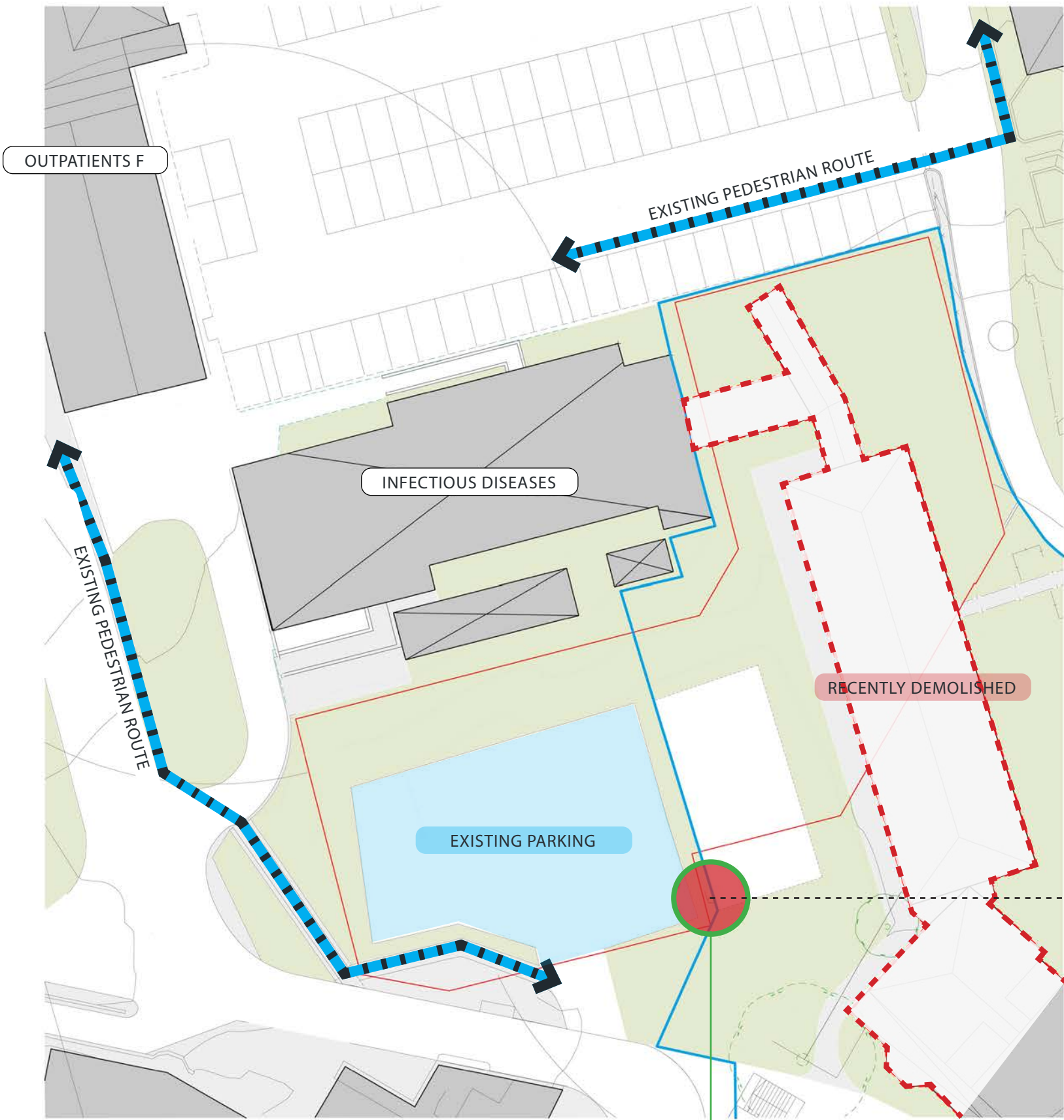
Existing pedestrian flows are illustrated from the primary public parking area highlighted in blue. TCP05 is effectively an extension to this parking area and as such we are able to simply link into existing pedestrian flows.

SITE COMPOUND

The works are likely to be carried out by one of several Contractors already established at NMGH carrying out redevelopment works and site compounds are already established around the site. Any additional requirements will be worked through with the estates team.



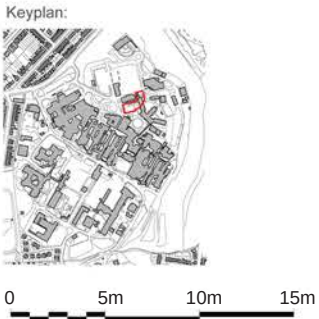
4.0 SITE AREA PLAN - EXISTING



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Tree adjacent to construction boundary to be removed. This will need to be removed as part of the wider Redevelopment works and will be replaced on-site within the proposed master-plan. Replacement quantity to be agreed with MCC.

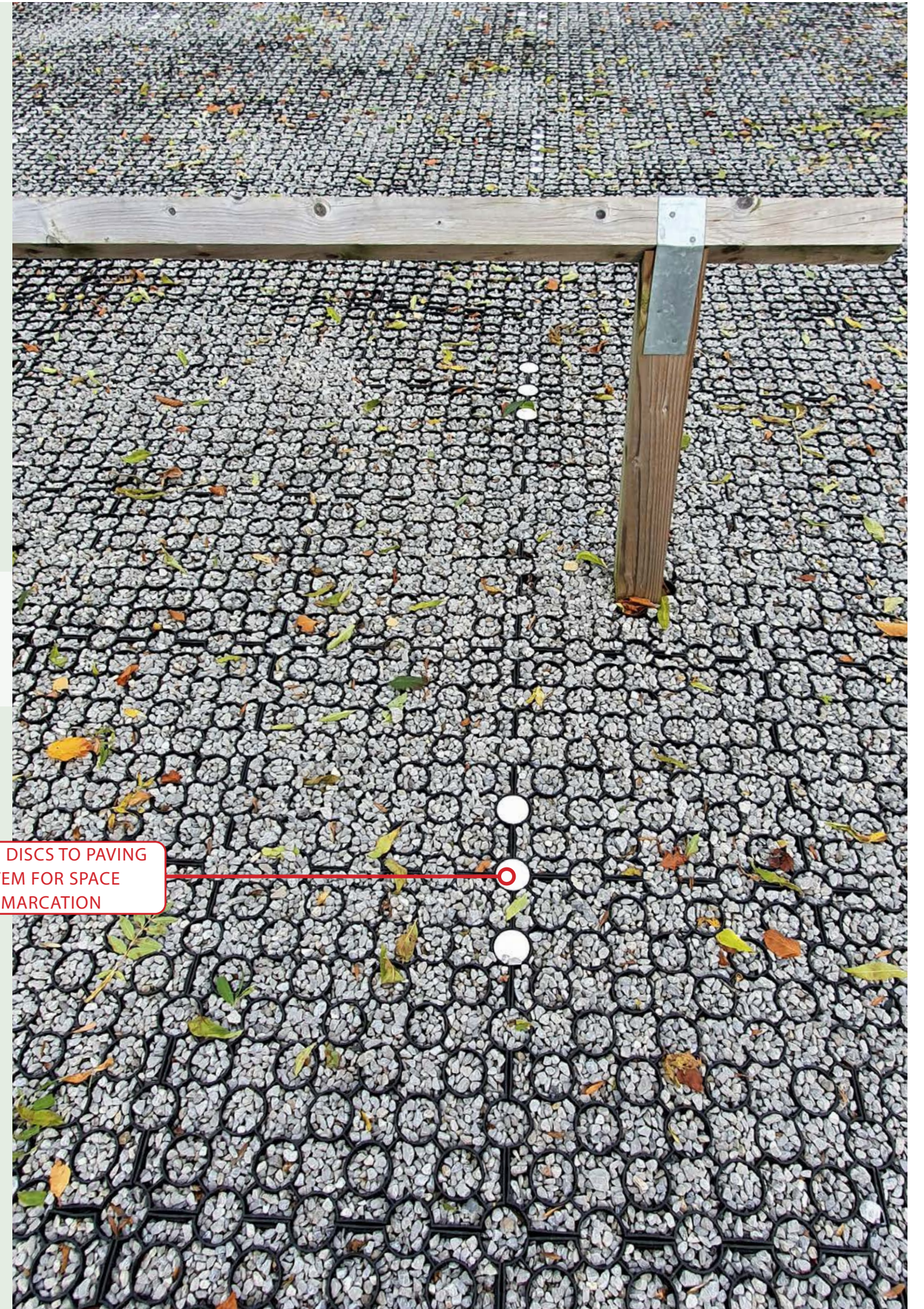
A Tree Survey was carried out for this areas and submitted under application [128905/ FO/2020]. An extract of the report is included here for the tree in question.

T281	Sycamore <i>Acer pseudoplatanus</i>	13.5 1.8	425	N - 5.0 S - 2.0 E - 5.0 W - 5.0	1.5	Early Mature	Good	5.1	81	B1	Slight asymmetry; low branch overhang of the adjacent car park area
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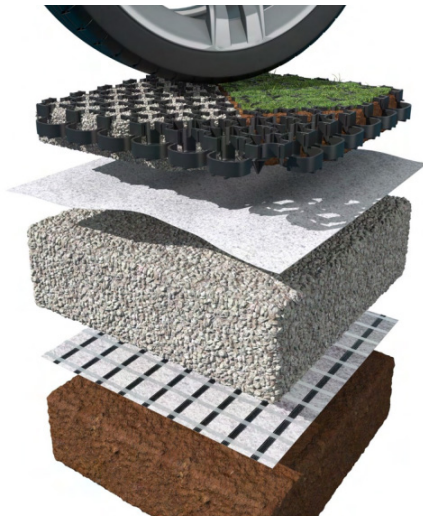
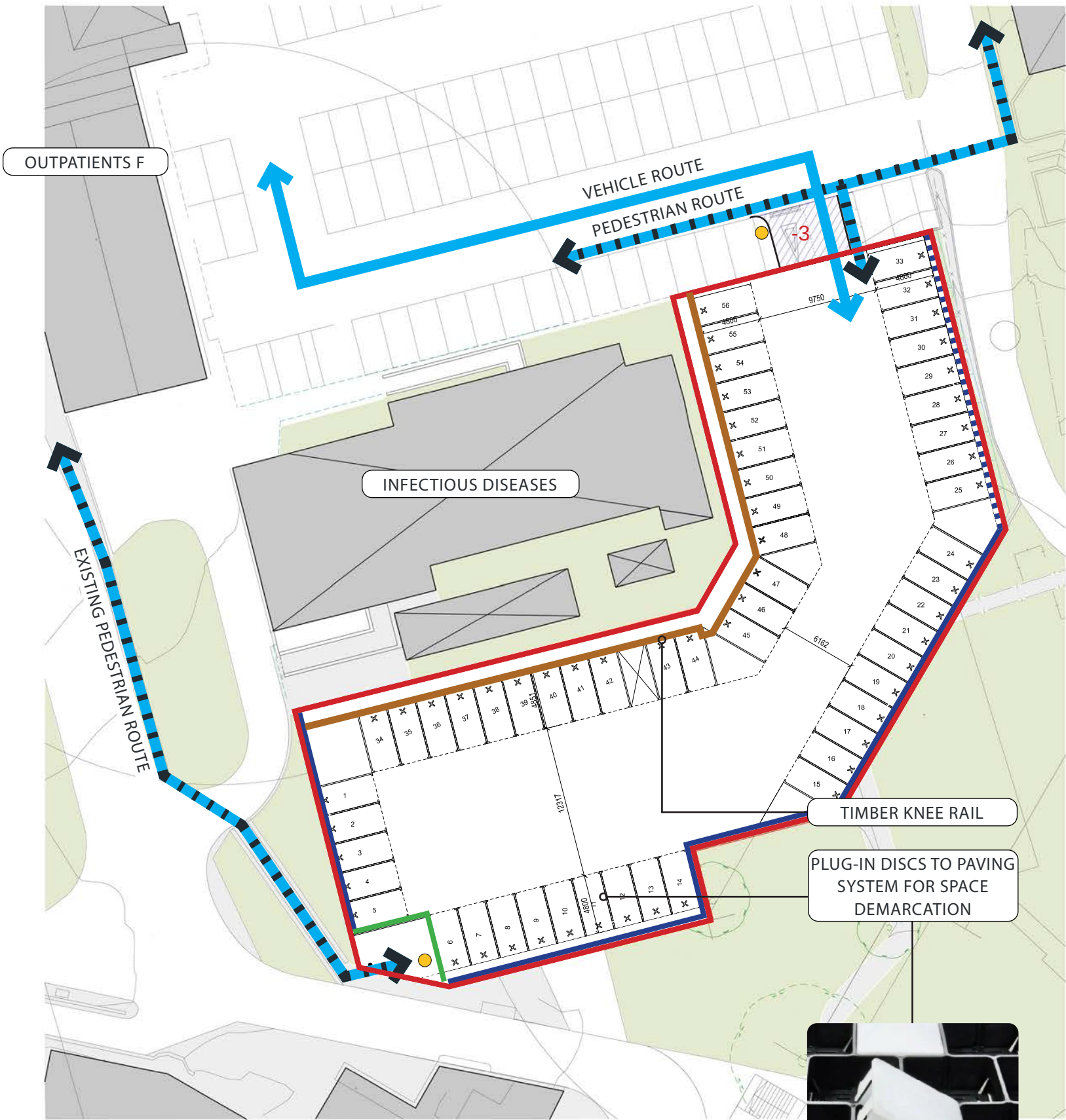
4.1 SITE AREA PLAN - PREFERRED PROPOSED OPTION A

PROPOSAL FOR A TEMPORARY SURFACE CAR PARK
FOR A PERIOD OF 2 YEARS UTILISING A RE-ENFORCED
GRAVEL FINISH

PLUG-IN DISCS TO PAVING
SYSTEM FOR SPACE
DEMARCATON



4.1 SITE AREA PLAN - PROPOSED PHASE 1 - RE-ENFORCED GRAVEL FINISH



RE-ENFORCED GRAVEL FINISH WITH KNEE RAILS / NO LINE MARKINGS

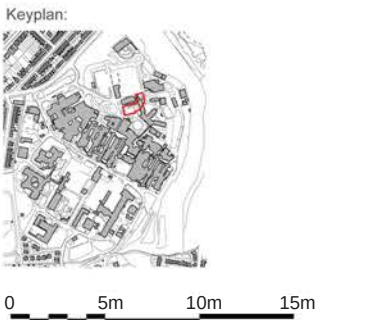
TOTAL SPACES - 56

[53 INCLUDING LOSSES]
BASED ON NO ACCESSIBLE SPACES

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NHS
Manchester University
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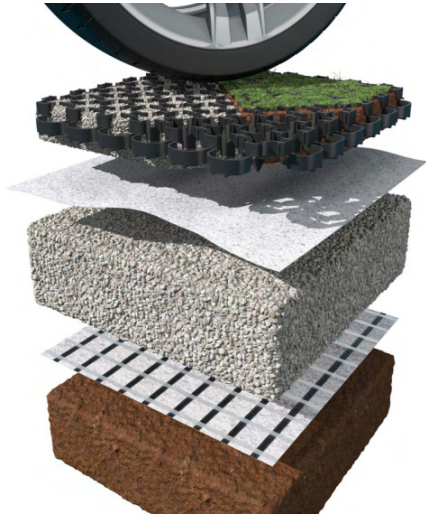
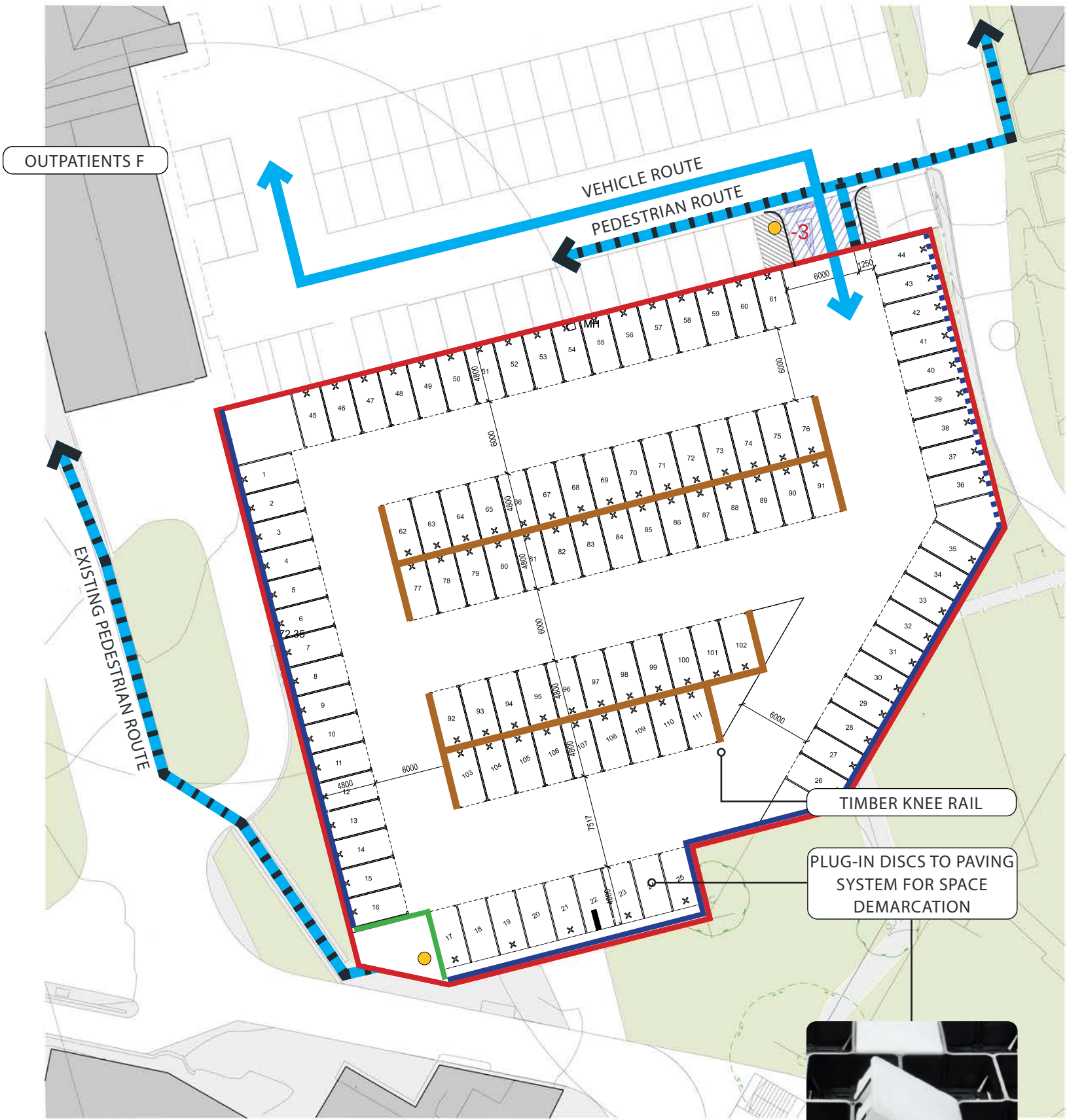
SCALE AT A1 DATE ORIGINATOR CHECKED AUTHORISED
1:200 30/09/22 JC DB DB

PROJECT
Temporary Surface Car Park - Phase 1
Site Area Plan - Proposed

STATUS PURPOSE FOR ISSUE
S2 PLANNING

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20200-SRA-INZ-XX-DR-A-8027 P01

4.1 SITE AREA PLAN - PROPOSED PHASE 2 - RE-ENFORCED GRAVEL FINISH



RE-ENFORCED GRAVEL FINISH WITH KNEE RAILS / NO LINE MARKINGS

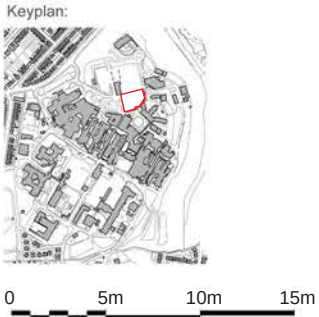
TOTAL SPACES - 111

[108 INCLUDING LOSSES]
BASED ON NO ACCESSIBLE SPACES

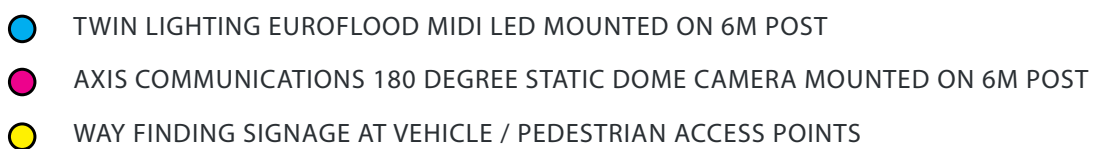
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PHASE 1

[illegible]

5.0 MEP / CIVIL ENGINEERING DRAWINGS

Drawing/Spec Number	Drawing Title	Scale
20200-CUR-INZ-ZZ-DR-C-04051-P04	TCP05GA – Planning drawing Phase 1 GA	1:500 @ A1
20200-CUR-INZ-ZZ-DR-C-04052-P04	TCP05Drainage – Planning drawing Phase 1 Drainage	1:500 @ A1
20200-CUR-INZ-ZZ-DR-C-04055-P03	TCP05GA – Planning drawing Phase 2 GA	1:500 @ A1
20200-CUR-INZ-ZZ-DR-C-04056-P03	TCP05Drainage – Planning drawing Phase 2 Drainage	1:500 @ A1
20200-SIS-INZ-XX-DR-E-6909-P03	PROPOSED LIGHTING LAYOUT Phase 1	1:100 @ A0
20200-SIS-INZ-XX-DR-E-6910-P02	PROPOSED LIGHTING LAYOUT Phase 2	1:100 @ A0

6.0 PLANNING STATEMENTS

Drawing/Spec Number	Drawing Title	Scale
20200-CUR-INZ-XX-GN-C-00002-V02	Drainage Strategy – Planning statement for drainage	NA
20200-CUR-INZ-XX-GN-C-00003-V01	Ground Conditions – Planning statement for ground conditions	NA

ACCESSIBILITY [ACCESSIBLE BAYS]

The proposed car park does not include accessible bays. The decision by the Trust to not include accessible bays is due to a number if factors:

- 1 - There are accessible parking spaces on-site which are currently under utilised, that are closer to the hospital and with tarmac surfaces, which are better suited to those with mobility issues.
- 2 - It is anticipated that the proposed car park will be for Staff parking. As such, mobility issues are already known to the trust and those requiring an accessible space are directed to the better suited locations noted above.
- 3 - The purpose of the car park is to alleviate temporary parking pressures on-site for standard parking spaces so maximum layout efficiencies are sought to provide the highest number of spaces possible. Accessible spaces across the site are not experiencing the same pressures.

DEVELOPMENT MANAGEMENT

The proposed development is being delivered to ensure minimal disruption on the functioning of the existing hospital and impact on the amenity of staff and visitors to the hospital. The site is currently vacant with small amounts of parking so decant / vehicle & pedestrian diversions are not necessary during construction. TCP05 is effectively an extension to the adjacent parking area and as such we are able to simply link into existing vehicle & pedestrian flows.

It is considered that the proposed development complies with CS policy DM1 and paragraphs 91, 108 and 127 of the Framework.

BIODIVERSITY

The site does not hold any ecological or biodiversity value given that there is very little vegetation present on the site. A full ecology report was prepared for this area under application [128905/FO/2020] which verifies the above statement. It is considered that the proposed development complies with CS policies EN15 and EN9 and the Framework paragraph 170.

FLOOD RISK AND DRAINAGE

The site is located within Flood Zone 16 meaning that it is at lowest risk of flooding from Rivers or Sea. Furthermore, the proposed scheme incorporates suitable drainage systems, where required, which seek to prevent flooding and mitigate the installation of the hard surfacing. As such, the proposed development complies with CS policies EN4 and EN14 and the Framework paragraphs 100 – 103.

OIL RUN OFF

Permeable paving & attenuation using stone is the proposed ground construction, removing the requirement for oil interceptors. Discharge is also to a combined sewer so there is no risk of pollution to the watercourse.