



Parisian Ltd

Parisian House, 145 Cheetham Hill Road

Parking and Servicing Management Plan

October 2022



Parisian Ltd

Parisian House, 145 Cheetham Hill Road

Parking and Servicing Management Plan

OFFICE ADDRESS:
106 Albert Mill,
10 Hulme Hall Road,
Manchester,
M15 4LY

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CONTENTS

1.	Introduction	1
1.1	Preamble	1
1.2	Report Structure	1
2.	Development Proposals	2
2.1	Proposed Use	2
2.2	Site Access Arrangement	2
3.	Parking Management Plan	4
3.1	Proposed Parking Provision	4
3.2	Parking Space Allocation and Management	4
4.	Servicing Management Plan	6
4.1	Servicing and Delivery Vehicles	6
4.2	Refuse Collection	7
4.3	DfT Code of Practice	8
5.	Summary	10
5.1	Summary	10

APPENDICES

APPENDIX A Proposed Development Site Layout Drawings

APPENDIX B Swept Path Analysis – MWB Panel Van

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1. Introduction

1.1 Preamble

- 1.1.1 Mode Transport Planning ('Mode') has been appointed by Parisian Ltd (the 'Applicant') to provide parking and servicing advice to support a planning application for a commercial development at Parisian House at 145 Cheetham Hill Road in Manchester.
- 1.1.2 The planning application comprises the subdivision of an existing wholesale building into 10 smaller units on the ground floor and office/ storage space on the first floor. The development proposals include 14 on-site car parking spaces, including 1 disabled space, a loading area and bicycle store.
- 1.1.3 Vehicular access to the car parking and loading area is provided from Bent Street, via an under-croft access route. Access to the internal bin stores is provided from the under-croft access route.
- 1.1.4 As requested by the Local Planning Authority, Manchester City Council (MCC), a Parking and Servicing Management Plan has been produced to accompany the planning application.
- 1.1.5 The purpose of the Parking and Servicing Management Plan is to provide supporting information describing how parking and servicing associated with the proposed development will take place, once constructed and operational. The plan demonstrates that the proposed parking and servicing arrangement will operate in an acceptable and safe manner, and without disruption to the operation of the local highway network.

1.2 Report Structure

- 1.2.1 Following this introductory chapter, the Parking and Servicing Management Plan has been structured as follows:
 - Chapter 2 describes the development proposals and site access arrangement.
 - Chapter 3 details the proposed parking provision and management plan.
 - Chapter 4 details the servicing management plan, including deliveries and refuse collection.
 - Chapter 5 summarises and concludes the plan.

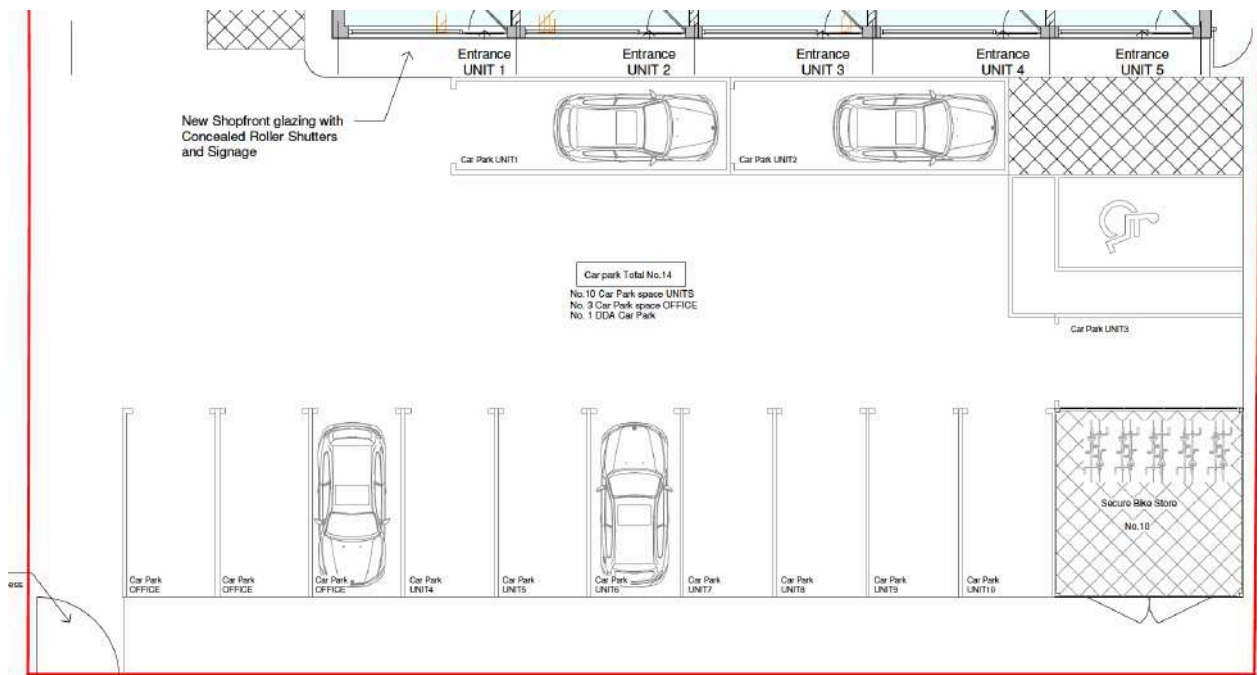
- 2.2.3 As shown in [Figure 2.1](#), a pedestrian route is provided between the main building entrance (located opposite the loading bay) and Units 1 to 5. Units 6 to 10 are accessed directly from the existing footway along Bent Street.
- 2.2.4 The ground floor units include an inward-opening door and roller shutter. Access to the first floor is provided via a staircase from the main entrance or a proposed new lift located next to the meter room.
- 2.2.5 The existing gated pedestrian access from Cheetham Hill Road will be retained.

3. Parking Management Plan

3.1 Proposed Parking Provision

3.1.1 The development proposals include 14 on-site car parking spaces, including 1 disabled space and bicycle store, as shown in Figure 3.1.

Figure 3.1 : Proposed Parking Provision (source: Create it Studios Architects)



3.1.2 The 11 standard parking spaces are 4.8m x 2.4m and the 2 parallel parking spaces are 7.2m x 2.4m. The disabled space is 4.8m x 2.4m with 1.2m hatching to the side and rear.

3.1.3 The bicycle store comprises a secure covered shelter with capacity for 10 bicycles, with access doors opening onto a pedestrian route that leads to the gated pedestrian access on Cheetham Hill Road

3.2 Parking Space Allocation and Management

3.2.1 The on-site car parking provision will be allocated to unit occupiers, with one space allocated to each unit, three spaces allocated to the office space. The disabled space will be available to disabled staff and visitors. Access to the car park will be monitored and controlled by the building owner/ management.

3.2.2 The allocation of spaces will be at the discretion of the building owner/ management following discussions with the unit occupiers. The allocation of car parking spaces will be specified in the lease agreement prior to occupation, and it will be the responsibility of the unit occupiers to ensure that the car parking provision is utilised as agreed.

3.2.3 The use of on-site car parking spaces will be continually monitored by the building owner/ management to ensure unit occupiers are using their allocated spaces only and to prevent inappropriate parking within the site.

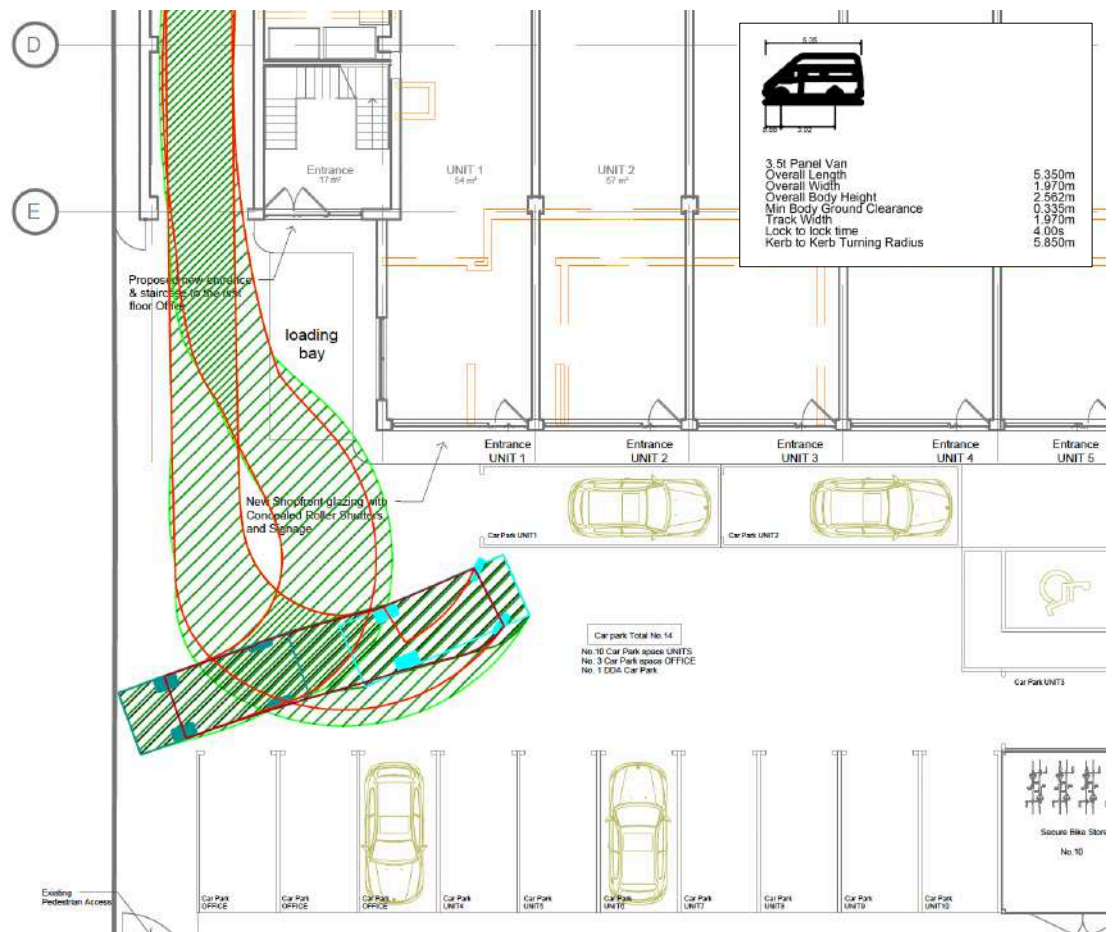
3.2.4 Each unit occupier will be allocated with a key/ access code for the bicycle store.

4. Servicing Management Plan

4.1 Servicing and Delivery Vehicles

- 4.1.1 The under-croft access route and car parking layout can accommodate servicing and deliveries vehicles no larger than a medium wheelbase panel (MWB) van, which are typically in the region of 3.5 tonnes in weight and around 5.35m in length.
- 4.1.2 Swept path analysis has been undertaken which demonstrates that a MWB panel van can enter the site, manoeuvre safely within the car park and exit the site in a forward gear. The swept path analysis for a MWB panel van is shown in [Figure 4.1](#), with the full drawing (**Drawing No. J32-7045-PS-001**) attached in [Appendix B](#).

Figure 4.1 : Swept Path Analysis – MWB Panel Van



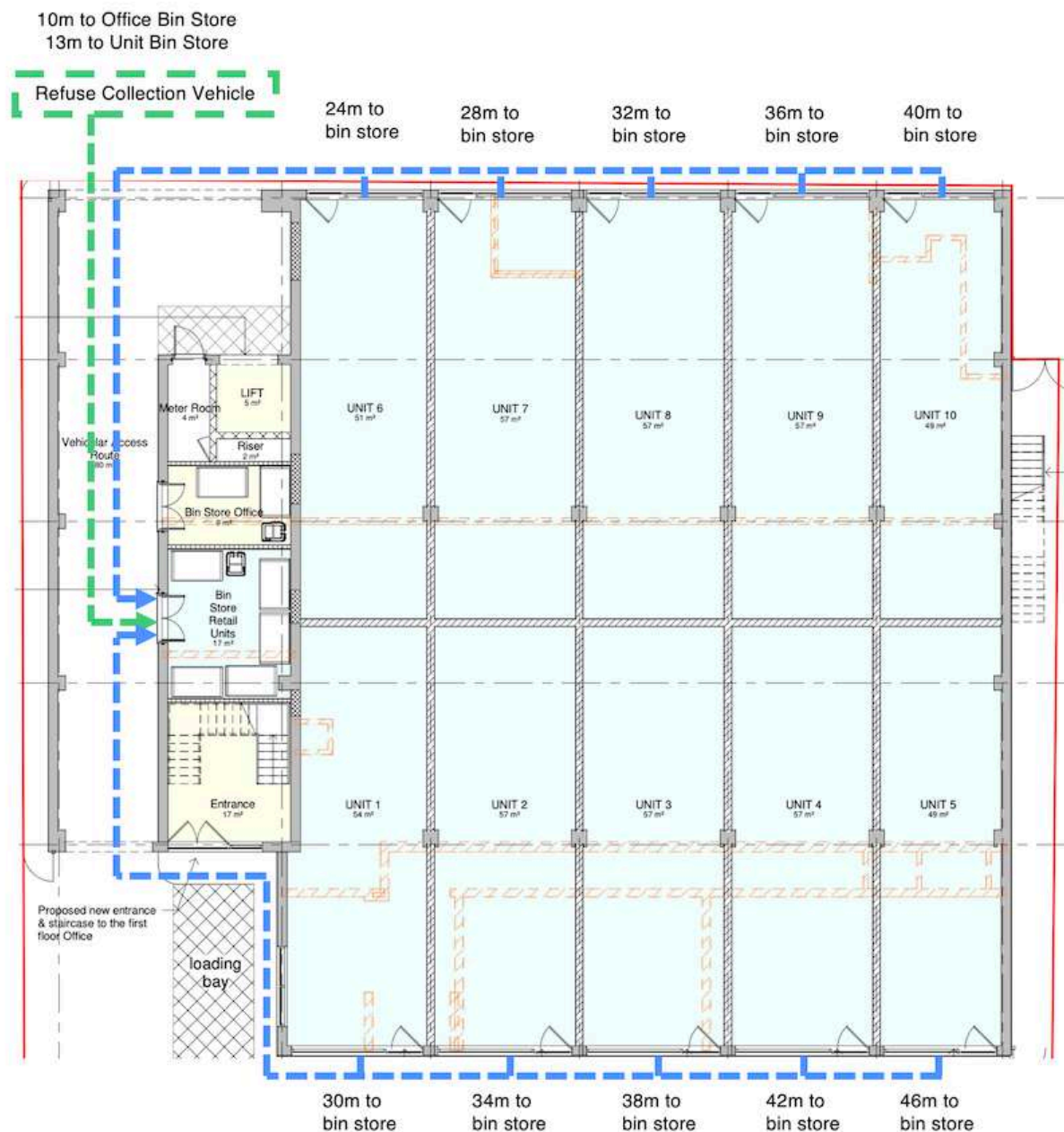
- 4.1.3 From the loading bay, deliveries will then be manually taken to each unit. For Units 1 to 5, a traffic-free pedestrian route is provided from the loading bay. For Units 6 to 10, it is likely that delivery vehicles will choose to stop on Bent Street, as this provides closer and more convenient access to these units.

- 4.1.4 If the internal loading bay is occupied, unit occupiers will instruct servicing and delivery vehicles to park on Bent Street. Any occasional servicing and delivery vehicles larger than a MWB panel van will also be instructed to park on Bent Street.
- 4.1.5 Each unit occupier will be aware of the restricted vehicle size within the car park when booking deliveries. Signage will also be provided on-site at the entrance to the access route clearly indicating the vehicle size restriction.

4.2 Refuse Collection

- 4.2.1 Access to the internal bin stores is provided off the under-croft access route. Refuse collection vehicles will stop on Bent Street, within approximately 10m from the office bin store and 13m from the unit's bin store.
- 4.2.2 The distance the collector would be required to move a bin to the collection vehicle complies reasonably closely with MCC's standards set out in '*GD 04 Waste Storage and Collection Guidance for New Developments*' and BS 5906.
- 4.2.3 Each of the units will be responsible for transporting their own waste to the bin store. The proposed distances for each of the unit to the bin store is shown in [Figure 4.2](#).

Figure 4.2 : Waste Routing to Bin Store and Collection Vehicle



4.3 DfT Code of Practice

4.3.1 The Department for Transport (DfT), in partnership with the Freight Transport Association (FTS), has developed a code of practice which sets out guidance to all operators on minimising and, where practicable, avoiding disturbance to local residents and businesses when making deliveries. The guidance is set out in the DfT document, *'Quiet Deliveries Good Practice Guidance'*, published in April 2014.

4.3.2 Responsibility for minimising disruption and noise will be with the delivery drivers and the individuals/ businesses who are receiving deliveries.

4.3.3 In line with the DfT guidelines, delivery personnel and businesses receiving deliveries will be required to:

- Turn off radios in the vehicles;
- Carefully close doors and tailgates to minimise noise; and
- Use delivery trolleys to transfer goods which are properly maintained to ensure a quiet operation.

5. Summary

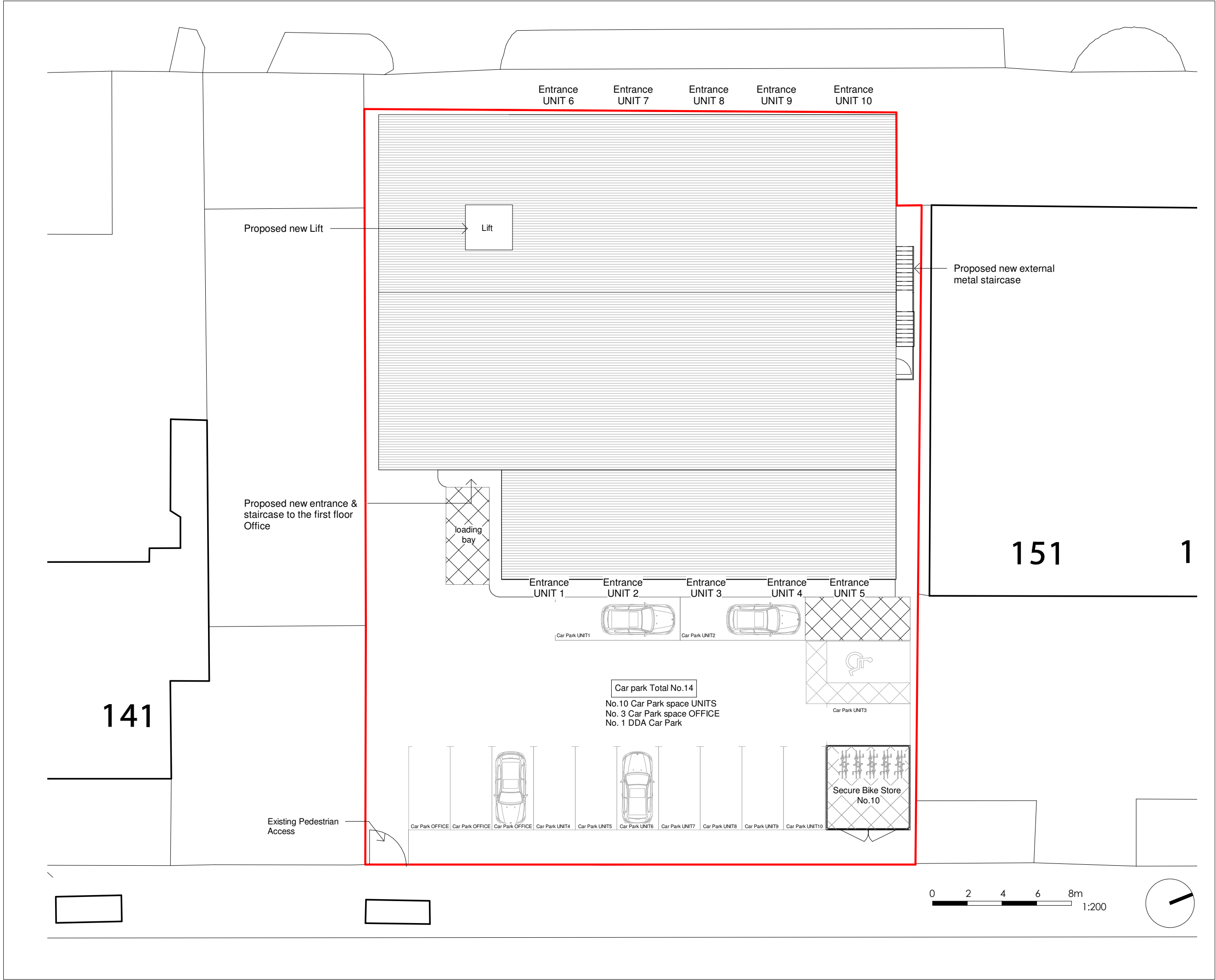
5.1 Summary

- 5.1.1 As requested by the Local Planning Authority, MCC, this Parking and Servicing Management Plan has been produced to support the planning application at Parisian House on Cheetham Hill Road in Manchester.
- 5.1.2 The plan demonstrates that the proposed parking and servicing arrangement associated with the proposed development will operate in an acceptable and safe manner, and without disruption to the operation of the local highway network.
- 5.1.3 The implementation of the Parking and Servicing Management Plan will be the responsibility of the unit occupiers and building owner/ management.

APPENDICES

APPENDIX A

Proposed Development Site Layout Drawings



General Notes

The Architect shall have no responsibility for any use made of this document other than for that which it was prepared and issued.

All dimensions should be checked on site. Do not scale from this drawing

To be read in conjunction with all other Consultant's drawings.

The Architect to be immediately notified of any discrepancies.

Copyright on this drawing retained by the Architect.

LEGEND

— Site Boundary

P5	28/09/22	SA	SH	Amended Site Plan	
P4	04/08/22	SA	SH	Amended Proposed Project Layout	
P3	26/07/22	SA	SH	Amended Bin Stores, Lift & First Floor	
P2	20/07/22	SA	SH	Amended Bin Stores & First Floor	
P1	15/07/22	SA	SH	Initial Issue	
No.	Date	Dwn	Chk	App	Revision or reason for issue

Client

PARISIAN Ltd

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... leave an impression

Create It Studios (NW) Ltd
Universal Square
Devonshire Street North
Manchester
M12 6JH
info@createitstudios.co.uk

Project Title

Parisian House, 145 Cheetham Hill Road, Manchester, M8 8LY

Scale / North Point

1 : 200

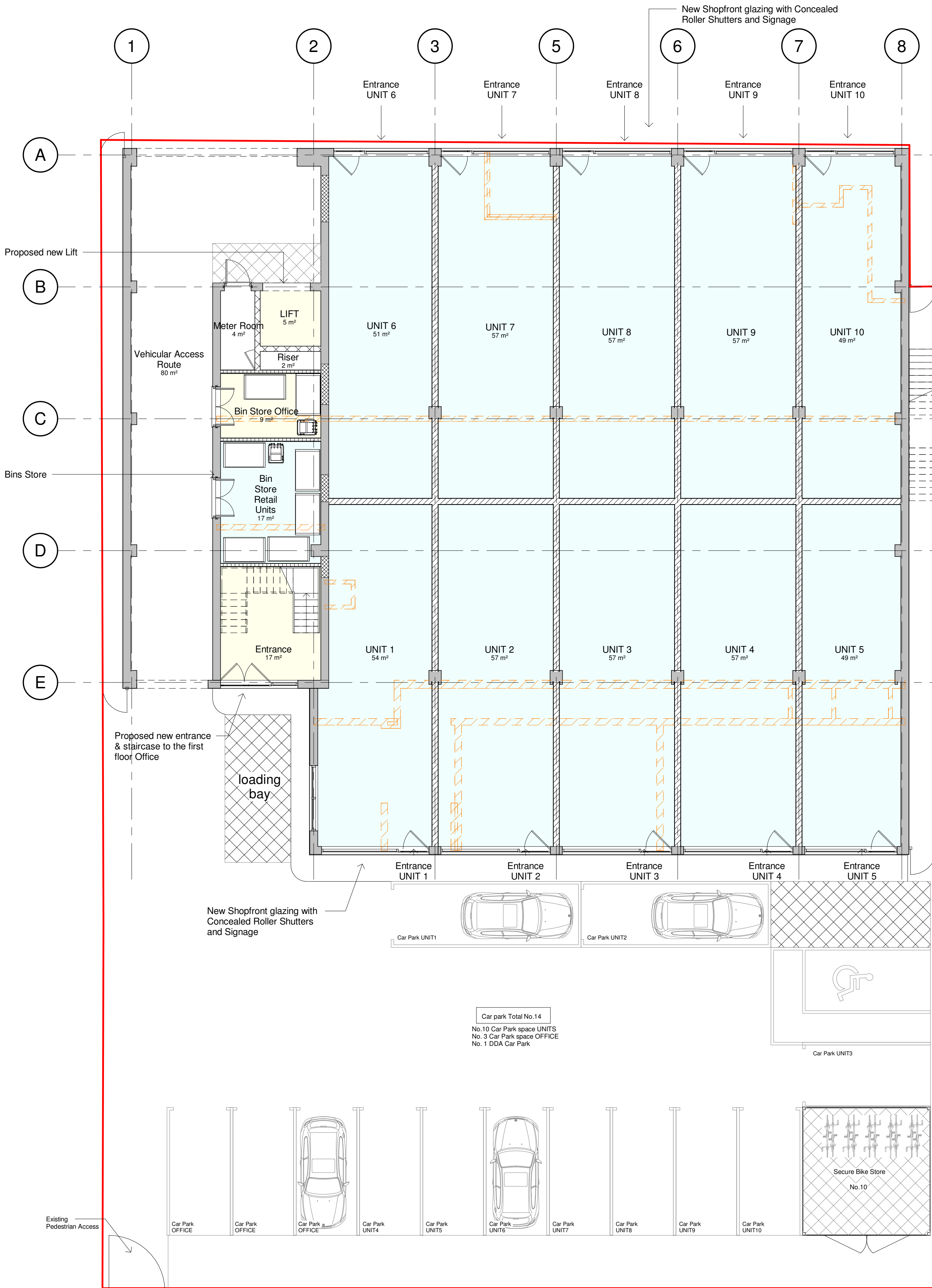
Drawing Title

Proposed Site Plan

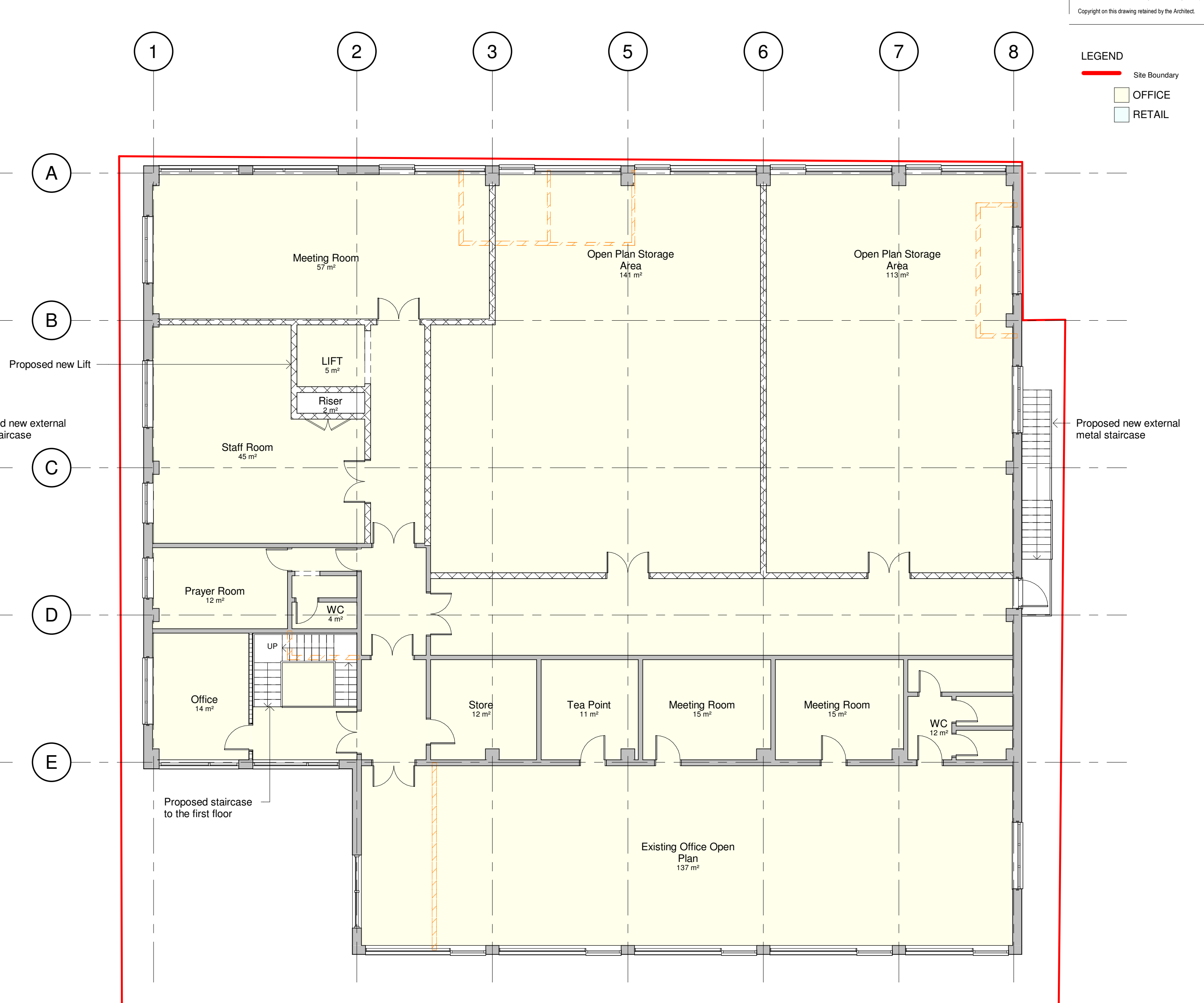
Drawing Number	Revision
A1448(02)AP000	P5
Drawing Status	
Preliminary	

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All dimensions should be checked on site. Do not scale from this drawing.
To be read in conjunction with all other Consultant's drawings.
The Architect to be immediately notified of any discrepancies.
Copyright on this drawing retained by the Architect.

LEGEND
Site Boundary
OFFICE
RETAIL



1 Proposed Ground Floor Plan
1:100



2 Proposed First Floor Plan
1:100

6	28/09/22	SA	SH	Amended Site Plan	
5	04/08/22	SA	SH	Amended Proposed Project Layout	
4	29/07/22	SA	SH	Amended Bin Store	
3	26/07/22	SA	SH	Amended Bin Stores, Lift & First Floor	
2	20/07/22	SA	SH	Amended Bin Stores & First Floor	
1	15/07/22	SA	SH	Initial Issue	
No.	Date	Dwn	Chk	App	Revision or reason for issue

Client
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createit studios
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Create It Studios (NW) Ltd
Universal Square
Devonshire Street North
Manchester
M12 5JH
info@createitstudios.co.uk

Project Title
Parisian House, 145 Cheetham
Hill Road, Manchester, M8 8LY

Scale / North Point
1:100
0 1 2 3 4m
1:100

Drawing Title
Proposed Floor Plans

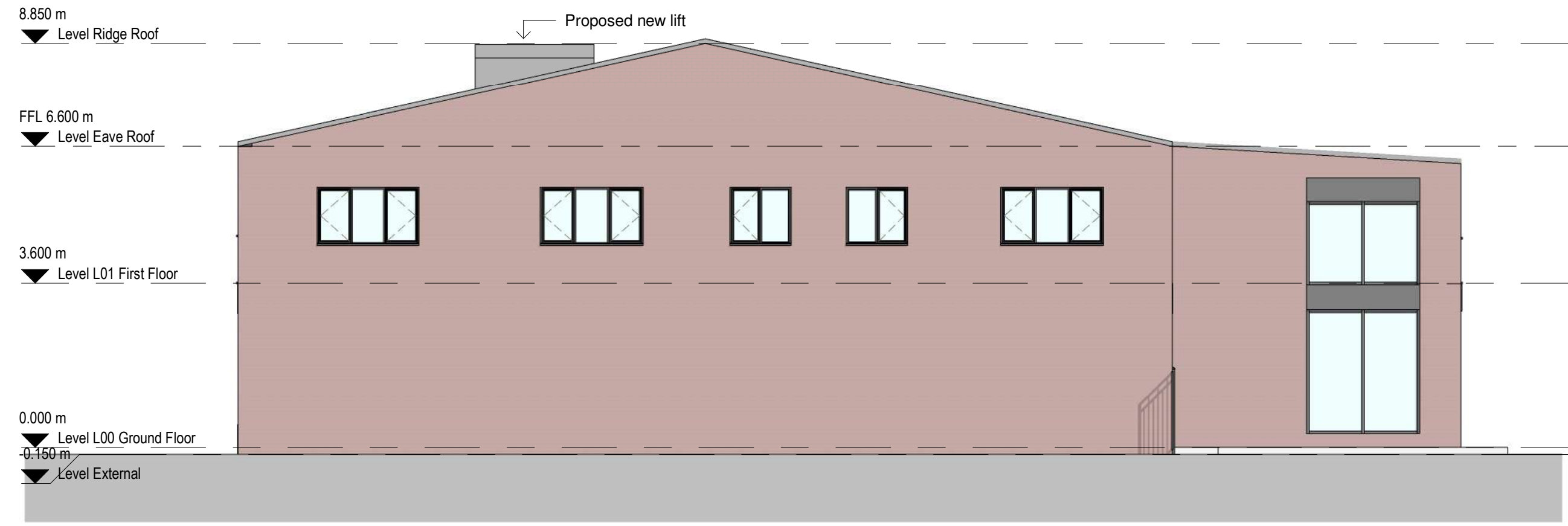
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A1448(02)AP001
Drawing Status
Preliminary
Revision
P6



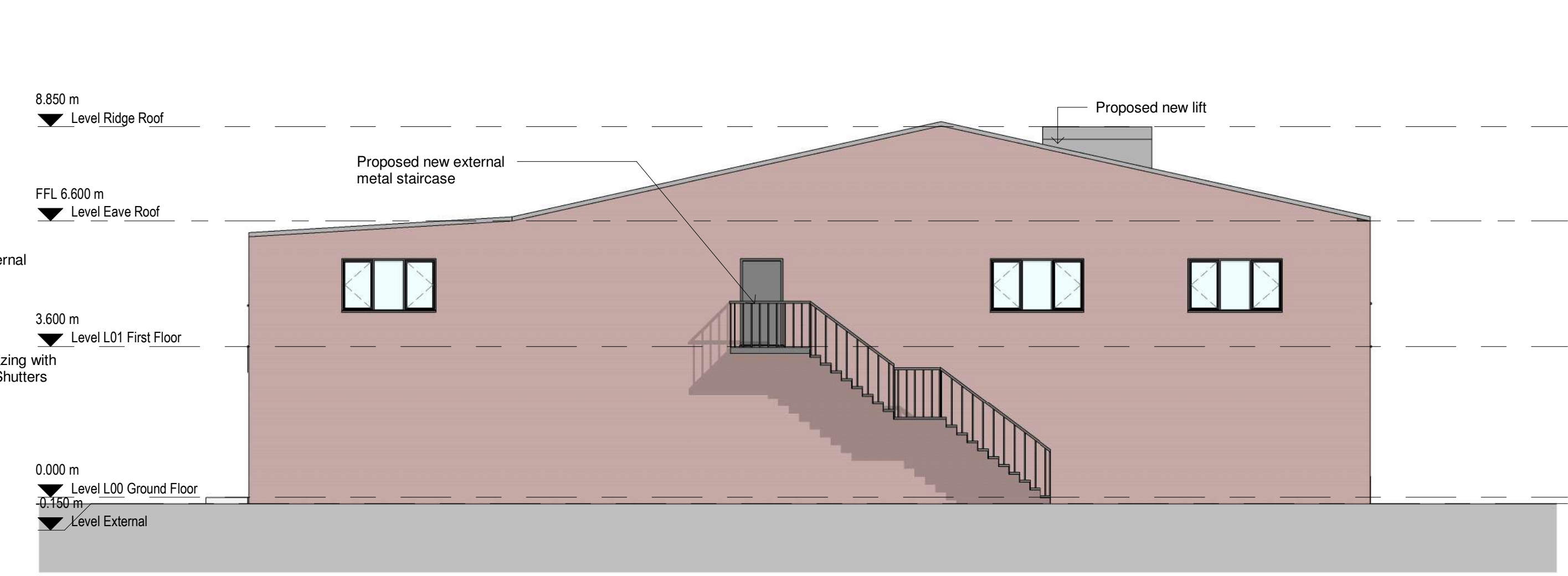
1 Proposed West Elevation
1 : 100



3 Proposed East Elevation
1 : 100



2 Proposed South Elevation
1 : 100



4 Proposed North Elevation
1 : 100



5 Front View



6 Rear View

4	04/08/22	SA	SH	Amended Proposed Project Layout	
3	26/07/22	SA	SH	Amended Bin Stores, Lift & First Floor	
2	20/07/22	SA	SH	Amended Bin Stores & First Floor	
1	15/07/22	SA	SH	Initial Issue	
No.	Date	Dwn	Chk	App	Revision or reason for issue

Client
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Universal Square
Devonshire Street North
Manchester
M12 5JH

info@createitstudios.co.uk

Project Title
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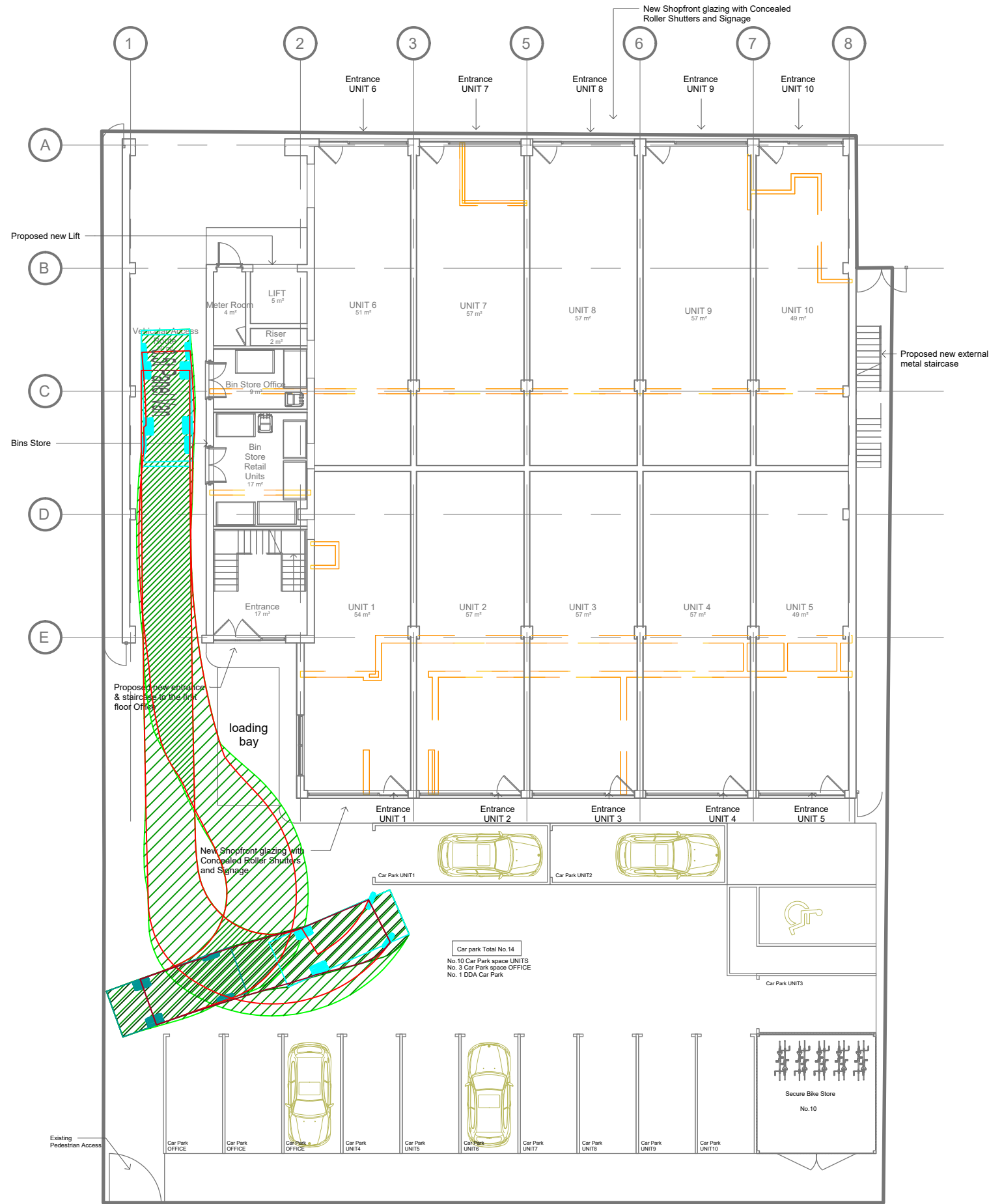
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1:100

Drawing Title
Proposed Elevations

Drawing Number	A1448(02)AP002	Revision	P4
Drawing Status	Preliminary		

APPENDIX B

Swept Path Analysis – MWB Panel Van



transport planning

t 0161 464 9495
e info@modetransport.co.uk
w www.modetransport.co.uk



3.5t Panel Van
Overall Length 5.350m
Overall Width 1.970m
Overall Body Height 2.562m
Min Body Ground Clearance 0.335m
Track Width 1.970m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.850m

- notes:
- this drawing is to be read in conjunction with all other relevant drawings, any discrepancies, errors or omissions to be brought to the attention of overseeing organisation.
 - all dimensions to be checked before commencement of work on site.
 - all dimensions in metres unless otherwise stated.
 - the design is subject to approval of manchester city council.
 - drawing based on topographical survey.

issue/revision		
-	07/10/2022	issued
l/r	date	description

client: parisian ltd
project: parisian house, 145 cheetham hill road
project number: J327045
scale: 1:200@A3
drawing title: swept path analysis
drawing number: J32-7045-PS-001



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Birmingham
☎ 0121 794 8390

London
☎ 020 7293 0217

Manchester
☎ 0161 464 9495

Reading
☎ 0118 211 8180

✉ info@modetransport.co.uk 📍 modetransport.co.uk 🐦 [@mode_transport](https://twitter.com/mode_transport)