

Land on Corner of Poland St & Naval St Temporary Car Park Transport Note

Site Location

The site is located on the corner of Poland Street and Naval Street, with the entrance on Poland Street.

Site Description

The site is bounded by Naval Street to the north, an unused building to the south, Poland Street to the east and Old Naval Yard (a pop-up events venue by Manchester Life) to the West.

The entire site comprises of hardstanding and came into Manchester Life's ownership in March 2022. Prior to Manchester Life's ownership, the site was used as a commercial car park for 22 vehicles, operated by SIP Ltd. The site is currently fenced off which restricts access.

Site Area

The site area is approximately 0.05 ha

Previous use context

Prior to Manchester Life's ownership, the site was operated by SIP Ltd as a commercial car park until March 2022 for 22 vehicles. The maximum capacity of the car park is shown in the previous use drawing.

Proposed use

Manchester Life are not proposing to conduct any physical works on the site. The boundary will remain as shown in the current boundary treatment image at figure 1 below and the surface will remain as hardstanding with no white lining added to the site.

Figure 1. Existing boundary treatment



Manchester Life are applying for consent to use the site as a temporary car park for its staff only, as an interim use until the site is redeveloped. This site will have capacity for a maximum of 21 vehicles at a time, with the layout as shown in the proposed layout drawing.

Manchester Life has surveyed its staff and found that 21 employees regularly drive to work, parking in local car parks. This number of employees that drive, makes up less than half of the number of people employed by Manchester Life. Manchester Life encourages sustainable methods of transport for its employees, with the remaining proportion of

employees walking, cycling or utilising public transport to travel to work. The 21 employees that drive to work are from areas where driving to work is necessary.

The previous use context of the site and the fact that Manchester Life employees already park in the local area means that there will be no increased traffic to the area and therefore no impact on the local highways network.

Access & Management

Manchester Life are keen to ensure that the vacant sites in their ownership, which are being brought forward for development in the Poland Street zone, remain active and are being utilised, prior to redevelopment taking place.

The site will be managed by the Manchester Life team and further detail on management is detailed in the management note submitted in conjunction with this transport note.

The site is secured with a fence and gate which is locked via a combination padlock. Upon signing the parking agreement, Manchester Life employees will be given the padlock code, which will change on a bi-monthly basis to ensure security.

To access the car park, Manchester Life employees will pull over to the side of Poland Street near to the entrance, park and lock their vehicle. They will then enter the combination of the lock and open the vehicle gate, leaving the gate in a secured open position. They will then enter their car and drive through the gate, onto the site. Prior to parking, they will close the gate to ensure no other vehicles are able to access the site. Following this, the employees will then park their vehicle. The employees will then exit the site, walking through the same gate, ensuring they have locked the gate with the padlock prior to walking to their place of work. No use of the site by the general public will be permitted.