

BARTON & REDMAN, NEW SMITHFIELD MARKET, MANCHESTER– SERVICE AND CAR PARK MANAGEMENT PLAN – JUNE 2022 (Planning Ref: 132866/FO/2022)

Introduction

Eddisons have been instructed by Barton & Redman to provide a Service and Car Park Management Plan Statement for the provision of an ancillary storage building at Strawberry House on New Smithfield Market in Manchester.

The planning consent is referenced in Planning Ref: 132866/FO/2022 and Condition 4 relates to the specific Service and Car Park Management Plan (SCPM) condition which is detailed below;

4) Prior to the building hereby approved being brought into use, full details of a servicing/ car parking management strategy for the parking arrangements shown on plan ref: Proposed site plan , plan and elevations ref: 21-056 3001 rev.P04, and servicing requirements, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and the agreed measures shall be implemented prior to the proposed accommodation being brought into use.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

Service and Car Park Management Plan Method Statement

The objective of this document will be to ensure that servicing and car parking is undertaken efficiently and effectively thereby minimising any disruption to the public highway and the operation of the development. Compliance and implementation of the SCPM will be monitored by the site management (Barton and Redman).

A copy of the SVMS will be kept on site at all times.

Site Operation

The site is currently occupied by Strawberry House which is operated by Barton & Redman, who operate as wholesale fruit and vegetable retailer from the site

The site layout plan is displayed in **Plan 1**.

Delivery Vehicle Movements

Delivery vehicles will enter and exit the site in a forward gear via the vehicular access points to the north off the Smithfield Market internal road layout. The unit will be serviced via the eastern elevation with vehicles side loading via the roller shutters.

The largest vehicle to visit the site be that of 16.5 metre articulated vehicle. Deliveries by such vehicles are undertaken when demand for parking is at its lowest and therefore at total of 4 parking spaces adjacent to the loading area will be kept clear for servicing.

The site management will be responsible for the scheduling of servicing to ensure that vehicles do not arrive at the unit at the same time.

Car Park Management

To enable the 16.5m metre HGV's to manoeuvre into the service area there is a requirement to keep parking spaces 4 parking spaces adjacent to the service to be kept clear to enable this size vehicle to reverse into the loading bay. The location of these spaces is shown on **Plan 2**.

To ensure that these spaces are kept clear for deliveries removal bollards will be provided within each space. These bollards will be put in position prior to a delivery vehicle arriving on site by Barton & Redman staff members to allow the delivery vehicle to manoeuvre within the car park. The bollards will be removed from spaces will be then released for use as they become available.

As previously stated, servicing will be undertaken outside of the peak Deliveries by such vehicles are undertaken when demand for parking is at its lowest.

Monitoring of Servicing and Car Park Management Plan

To ensure the safe and efficient operation of servicing, the operation of the SCPM will be monitored by the site management. Any changes to SCPM will have submitted to and agreed with the Local Planning Authority.

PLANS



PLAN 1

Key

- Site Boundary
- Existing Buildings
- Existing Parking Spaces
- Existing Servicing Area

Key

- Site Boundary
- Existing Buildings
- Existing Parking Spaces
- Proposed Servicing Area

P04	20/04/22	HR	Parking arrangement amended				
P03	20/03/22	HR	Elevation references amended				
P02	09/04/21	HR	Parking and access noted				
P01	15/12/21	HR	First Issue				
Rev	Date	By	Remarks				

Client:		Esper Batteries Ltd.					
Project Name:		Esper Batteries Warehouse					
Drawing Name:		Proposed Site Plan, Plan & Elevations					
Drawing Purpose:		PLANNING					
Project Parameters:		Drawing Number:		Revision			
P-21-006		3001					
Project	Object	Unit	Vol/SpL	Level	Type	Number	Revision
ESP	TR	ZZ	0	DR	A	3001	P04
Status:	Scale: 500/1250		Drawn:	Checked:	Date:		
1:1000 500/1250			HR		DEC 21		

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NOTES

FTA Design Articulated Vehicle (2016)

Overall Length	16.480m
Overall Width	2.550m
Overall Body Height	3.870m
Min Body Ground Clearance	0.515m
Max Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	6.600m

SPACES TO BE KEPT CLEAR TO ENABLE SERVICE VEHICLE TO REVERSE

PLAN 2

REV	DETAILS	DRAWN	CHECKED	DATE
CLIENT:				
BARTON & REDMAN				
PROJECT:				
STRAWBERRY HOUSE, SMITHFIELD MARKET				
DRAWING TITLE:				
SWEPT PATH ANALYSIS				
SCALES:				
1:500 @ A3				
DRAWN:	GM	CHECKED:	TSB	DATE: MAR 22
Croft Transport Planning & Design 340 Deansgate Manchester M3 4LY Email: info@croftts.co.uk Tel: 0161 837 7380 Web: www.eddisons.com/services/transport-planning				
DRAWING NUMBER:				REVISION:
3693-SP08				.
Eddisons Incorporating Croft				