

To whom it may concern
 Manchester City Council
 Manchester
 M2 5DB
 30th June 2022

Dear Sir/Madam,

RE: Land Bounded by Thompson Street/Mason Street/Bendix Street and Rochdale Road Manchester, planning ref 118120/FO/2017, part condition 35

We write to you with information required to discharge condition 35 of the above planning application.

There are multiple high capacity car parks within 482 meters of the site. Multiple providers were contacted to confirm their availability and pricing. These were Xtra Parking, Total Car Parks, Euro Car Parks and SIP Car Parks.

Xtra Parking's car park is located 160 meters away on Cross Keys Street. Total Car Parks has three car parks within 482 meters all on Rochdale Road. Euro Car Parks has a car park less than 100 meters away. SIP confirmed their closet car park was 82 meters away.

Site visits suggest that the average daily occupancy level for the Xtra Parking site on Cross Keys Street is around 40%. The site has 69 spaces. Number 22, 25 and 87 Rochdale Road (Total Car Parks) have 210, 45 and 120 spaces respectively. The average daily occupancy level at number 22 Rochdale Road was confirmed by the operator to be at 30% albeit this could sometimes be higher. Number 25 and 87 Rochdale Road was confirmed to have a higher average daily occupancy rate of around 60-70%. Site visits confirmed the Euro Car Park on Thomson Street had 67 spaces with average daily occupancy rates at around 70% albeit this could sometimes be much higher. The average daily occupancy level of the SIP car park was unavailable however it was confirmed that spaces would be available. Pay and display or permits were available at each of the car parks included in this report. The rates can be found below:

Type of ticket	Prices					
	Xtra Parking Ltd, Cross Keys St	Total Car Parks, Rochdale Rd	Total Car Parks, Rochdale Rd	Total Car Parks, Rochdale Rd	Euro Car Parks, Thompson St	SIP
Daily	£8.80	£2-3	£4.50	£3.00	£7.00	Various
Weekly	£32	N/A	N/A	£12.20	N/A	Various
Monthly	£120	N/A	N/A	£41	N/A	Various
Quarterly	N/A	N/A	N/A	£125	N/A	Various
Yearly	N/A	N/A	N/A	N/A	N/A	Various

Email correspondence has been included from a director at SIP car parks confirming availability of spaces at a car park within 82 meters.

Another option for prospective residents is Enterprise Car Clubs whereby cars can be rented for an hour/daily cost instantly at the commuter's convenience. The applicant has contacted Enterprise Car

Clubs to determine how many cars are available within the near vicinity which is summarised in the table below:

Location	Distance (m)	Number of Cars
Mount St	160	1
Blossom St	480	1
High St	482	1

The details of these vehicle arrangements have been set out and form a scheme that will provide for the needs of future residents who may wish to have the use of a motorcar. We can confirm that an employee of the management company for the development (Manchester Apartments) will be responsible for managing the scheme and providing residents with the relevant up to date information on local car parks, car park season tickets and carpool resources.

We trust this information will prove to be sufficient for your purposes.

Yours Sincerely,



James Roxborough

Development Director at Beech Holdings Limited