

Transport Statement Addendum Report

Date: 31 March 2026

Project: SEND School, Vision House, Roundthorn Industrial Estate

Title: MUGA Planning Application

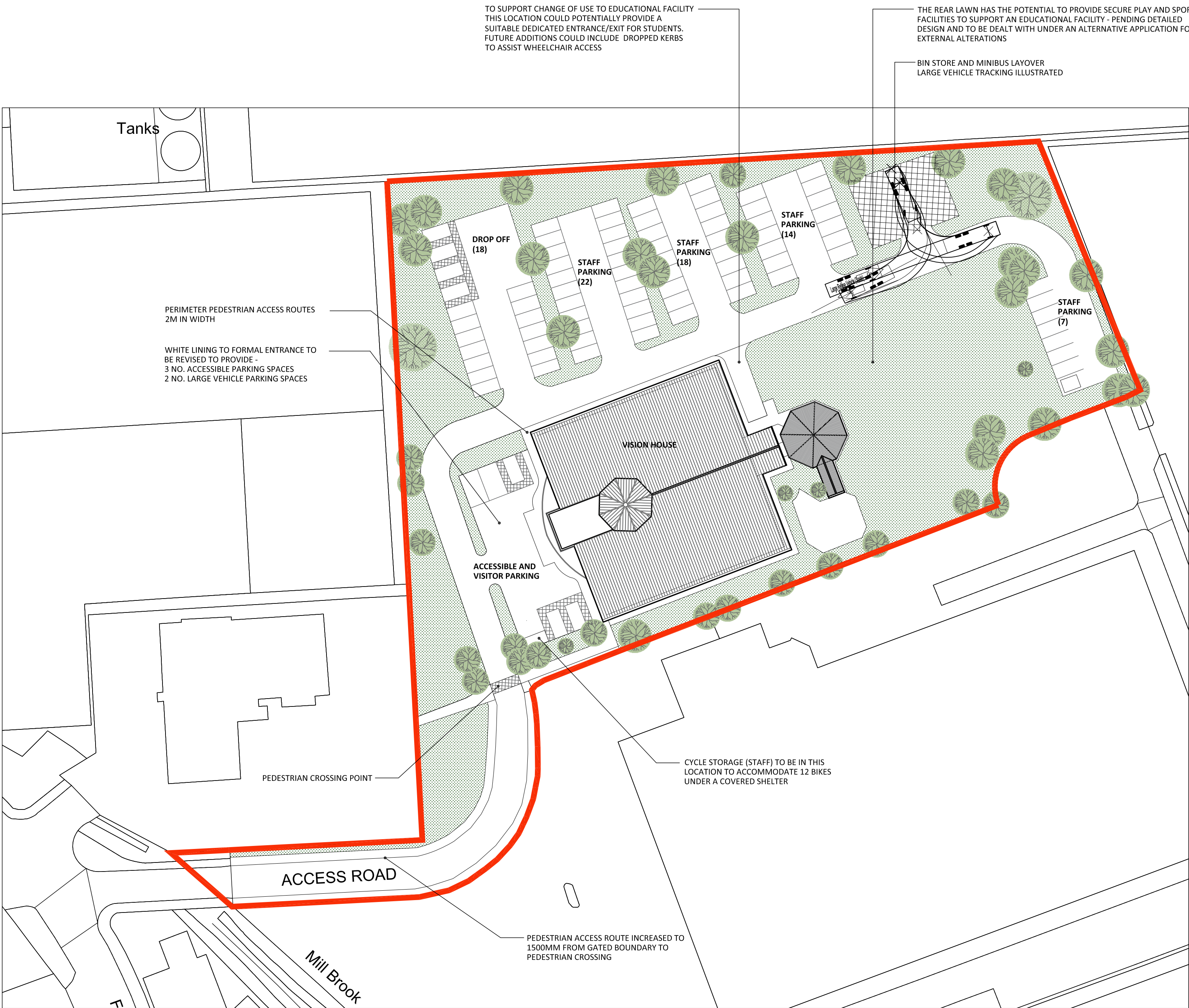
1.0 Introduction

- 1.1 In 2025, SK prepared a Transport Statement (TS) for a planning application for the change of use application at Vision House at the Roundthorn Industrial Estate in Wythenshawe to allow the site to be used as a SEND school (ref: 143385/FO/2025). The change of use was subsequently granted planning consent.
- 1.2 A new application is being submitted that proposes the introduction of a MUGA at the site which will remove seven parking spaces. The parking spaces are located to the east of the site. The MUGA will not be for community use.
- 1.3 This Addendum Report has been prepared to examine the transport implications of the MUGA.

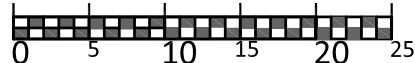
2.0 Impact Assessment & Conclusions

- 1.4 The TS submitted with the change of use application set out the future parking arrangements at the site to serve the SEND school. The consented arrangements are shown in Appendix A and paragraphs 3.7 to 3.11 of TS report text is replicated below to provide a summary of these.
 “Modifications will be made to the parking area immediately to the west of the building to provide two visitor spaces, three disabled spaces and a cycle store with 12 cycle parking spaces. The north westerly parking area will be modified to become a drop-off/collection zone to provide 14 spaces for car drop-off and four spaces for minibus drop-off. The three parking areas to the east of the new drop-off zone will be used for staff parking and will not be modified. These areas provide a total of 54 car parking spaces. The parking area next to the staff parking will be used for mini-bus storage and as the bin store location. The parking area on the eastern boundary is not required to serve the development.”
- 1.5 The above confirms that the seven parking spaces that will be removed to provide the MUGA are not required to serve the development.
- 1.6 In summary the consented parking arrangements provide a total of 84 spaces, including 18 drop-off spaces and five visitor/disabled spaces. Though, as noted above, only 77 spaces would be utilised by the SEND school.
- 1.7 The proposed layout is attached as Appendix B. This shows the removal of the seven spaces to the east of the site and also the relocation of the bin store from the mini-bus layover parking area.
- 1.8 As noted above, the seven spaces were found to not be required for the SEND school and therefore the introduction of the MUGA will not change the parking conclusions drawn for the consented scheme.
- 1.9 The relocation of the bin store will not impact on the overall parking provision at the site as it is moved to a grassed location. The mini-bus layover area is still available as summarised in the extract from the TS.
- 1.10 All other transport aspects of the site layout remain as consented.

Appendix A



PROPOSED SITE PLAN
SCALE 1:500



SCALE BAR @ 1:500

- B: 290425 Cycle storage added.
A: 290425 Parking layout updated to include drop off zone and refuse/mini bus maneuvering location. Pedestrian crossing added and access road pedestrian pavement width increased.

Client	HURSTWOOD HOLDINGS		
Project	VISION HOUSE		
Title	PROPOSED SITE PLAN		
Scale	1:500 @ A1	Status	PLANNING APPLICATION
Project. No.	AF258	Dwg. No.	B102 Rev B
Date	MARCH 2025		
<div><div><div></div><div>ArchitectFolk</div></div><div>ARCHITECTURE + DESIGN</div></div>			
Email: Info@ArchitectFolk.com W www.ArchitectFolk.com			

© Copyright all rights reserved. Drawing can only be scaled for planning application purposes, not for construction. ALL dimensions are in millimetres unless stated otherwise. ALL dimensions must be checked on site prior to construction and any discrepancies reported to the architect.

Appendix B



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432



NOTES:

This drawing is Copyright of Anderton Gables

No scaling, dimensions, areas, etc. other than those figured are to be taken from this drawing. All dimensions to be checked on site by the contractor and such dimensions are their responsibility

This drawing is for use at the named location and for the stated purpose only and as such should not be used at any other location or for any other purposes

All work must comply with relevant British Standards and Building Regulation requirements

Any drawing errors and/or omissions are to be reported to the Designer

This drawing is to be read in conjunction with any other Designers or other Consultants information

RICS

PRESTON | 01772 562800
Thomas Carter House, 1&2 Cross Street, Preston, Lancashire, PR1 3LT

MANCHESTER | 0161 696 3119
Canada House, Suite G, Chepstow Street, Manchester, M1 5FW

LIVERPOOL | 0151 832 3850
Avenue HQ, Floor 2, 4 St. Pauls Square, Liverpool, L3 9SJ

W andertongables.co.uk
E info@andertongables.co.uk

A BOUNDARY UPDATED AW 26.03.26

Rev	Description	By	Date
-----	-------------	----	------

Project Location:

**VISION HOUSE
FLOATS ROAD
WYTHENSHAW
MANCHESTER
M23 9PL**

Drawing Title:

SITE LOCATION PLAN

Drawing Status: PLANNING PERMISSION				
Scale:	Size:	Date:	Drawn By:	Chkd By:
1:1250	A3	02/26	AW	CG
Job No:		Dwg No:	Revision:	
AG25/0475		00	A	

NOTES:
This drawing is Copyright of Anderton Gables
No scaling, dimensions, areas, etc. other than those figured are to be taken from this drawing. All dimensions to be checked on site by the contractor and such dimensions are their responsibility.
This drawing is for use at the named location and for the stated purpose only and as such should not be used at any other location or for any other purposes.
All work must comply with relevant British Standards and Building Regulation requirements.
Any drawing errors and/or omissions are to be reported to the Designer.
This drawing is to be read in conjunction with any other Designers or other Consultants information.

LEGEND
EXISTING BUILDING
ELEMENTS REMOVED
NEW 2.0M HIGH FENCE + GATES
NEW 2.7M HIGH FENCE + GATES

