

NEW COMMUNITY CENTRE - PARKING STATEMENT

Dec 2025

For Mr Haider Khan
Of 751a Stockport Rd, Manchester, M19 3AR
In support of: Change of Use - Full Planning Application



1. INTRODUCTION

This statement has been prepared in support of the planning application for a change of use from Class E (indoor sport) i.e. Snooker Hall to F2 Community Use (functions and meetings). The current use has no allocated parking and utilizes the local street parking and very good public transport links. The new use will do the same. The proposal is entirely at first floor with a main entrance at Ground floor on Stockport Rd and a fire escape/delivery staircase to the rear on Mayford Rd.

2. SITE LOCATION

In terms of general vehicular accessibility, the site is located directly on the A6 the main North South routes between Manchester town centre and Stockport. It sits within Levenshulme District Centre and the immediate vicinity is general retail shopping with a bus stop and pelican road crossing virtually outside the front door.

The site is on the corner of the very busy A6 (Stockport Rd) and Mayford Rd, a mainly residential street with no direct vehicle access to Stockport Rd. **see fig 1.** The principal site frontage is to Stockport Road on the west. **See Figure 1.**

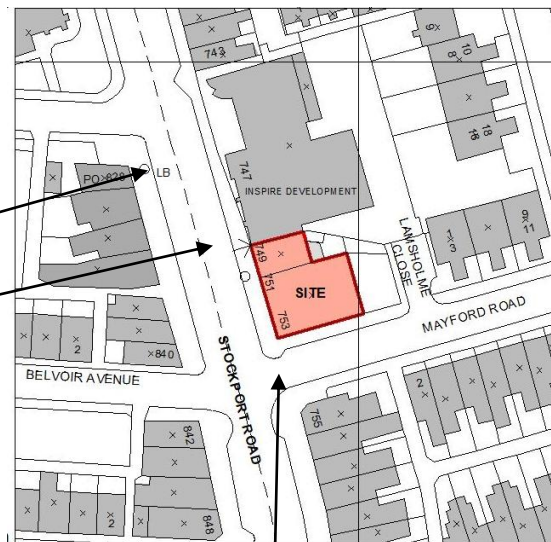
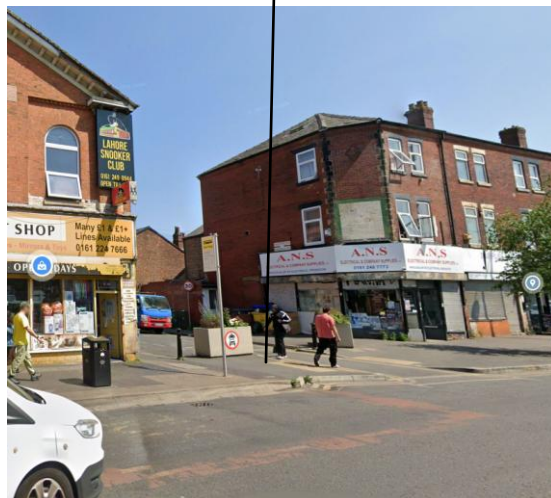


Figure 1: Site Location & Street view



3.EXISTING PARKING

3.1 On Site Parking: There is no onsite parking

3.2 On Street Parking: Street parking is available on the residential side roads, and Stockport road has a number of pull in parking laybys close to the site. **See fig.2**

Figure 2: On Street Parking



4.SUSTAINABLE TRANSPORT

4.1 Walking: The site is in a ten minute walking time for most local residents and from Levenshulme Railway station. The footpaths along Stockport road are wide and pedestrian friendly and have several controlled crossing points.

4.2 Cycling: The site is on the main Manchester to Stockport dedicated cycle route and has a GM Accessibility Level of 7. There are facilities for securing bike on the pavements close to the property entrance. **See fig.3**

4.3 Bus & Train: The site is on the main Stockport to Manchester bus route with a frequency of less than ten minutes, either way. The train station is less than 10mins walk away and has frequent trains covering Stockport and Manchester city centres.



Figure.3 – On Street Cycle racks

5. TRIP GENERATION

5.1 Existing Use: The Snooker hall has around 8 tables and has mainly pedestrian users. The staff are local and walk to work and there is little requirement for deliveries. Any deliveries are directed to the service bay in Mayford Road and the goods brought up to the Hall by the escape stair. **See fig 4.** There have been no reports of excessive demand on the local street parking caused by the existing use.



Figure 4. – Mayford rd loading area

5.2 Proposed Use: The new community Hall use will be much the same as for the snooker hall. The users will be locals and generally arrive on foot. See Community Use statement for types of activity. It is envisaged that the facility will be used for small group meetings during the day and for informal training and talks during the evenings. Due to the fact there is no parking all attendees will be encouraged to arrive by public transport if not local.

Deliveries will be minimal and will be handled via the existing access on Mayford Road.

6.0 CONCLUSION

The existing use and proposed use are for similar amounts of traffic visits and the impact on the local road network and road safety will be negligible.

Mitigation measures will be in place to ensure that residents using the facility do so on foot or by public transport, requirement for local parking will be actively discouraged by the management committee.

The proposal is wholly on the first floor with no external spaces, so provision for secure cycle parking spaces will be limited, however the existing on street cycle parking facilities will encourage less use of cars for site visits.