

Application Reference: 145297/FO/2026

Note on Car Ownership

1 Introduction

- 1.1 CBO Transport (CBO) has been commissioned by Armistead Properties to consider the transport implications of their site at 404 Wilbraham Road, Chorlton.
- 1.2 A planning application has been submitted to Manchester City Council (MCC) for a development of 8 two bedroom apartments in a new building on the site, which is on the northwest corner of the junction between Wilbraham Road and Egerton Road North. The planning application reference is 145297/FO/2026.
- 1.3 There is no existing vehicle access to the site and it is not proposed to provide one. In this context there would be no on-site parking provision. The location of the site is such that living without a private car is a very practical proposition and the site would be very attractive to people for whom this was their chosen lifestyle.
- 1.4 A Transport Note (TN) was prepared by CBO to support the planning application. The note demonstrated that the site is in a highly accessible location and that it would be a genuine location for people to live without owning a car. Restricting parking is a recognised and effective measure to reduce the use of cars for day to day journeys in accessible locations.
- 1.5 Notwithstanding this MCC highways officer has requested that the developer provide an estimate of car ownership in the proposed building using information from the 2021 census.

2 Census Car Ownership Information

- 2.1 The number of cars owned by the people living in a residential dwelling is information which is collected through the census. The data is broken down by area and dwelling type but it is not broken down by the availability of car parking. It is not therefore possible to fully assess the potential car ownership of this specific development.
 - 2.2 In terms of area, the data is available for all area categories from the smallest output areas through to whole districts. Output areas tend to be very small and therefore only include very small samples particularly when the data is split between dwelling type.
 - 2.3 On this basis lower super output areas (LSOA) provide a more appropriate basis for considering car ownership data. 404 Wilbraham Road is in LSOA Manchester 033E, the area which this covers is shown on the map in **Appendix A**. 404 Wilbraham Road is on the western edge of this area which predominately includes the suburban area to the east of Chorlton town centre. The eastern extremity of the LSOA is 750m from 404 Wilbraham Road.
 - 2.4 LSOA car ownership data can be broken down into two dwelling types, houses / bungalows and flats and apartments. Using the information for flats and apartments in this LSOA gives the following levels of car ownership:-
 - 42% of units would have no car
 - 49% would have 1 car
 - 9% would have 2 cars
 - 2.5 Applying these percentages to the 8 units proposed gives:-
 - 3 units would have no car
 - 4 units would have 1 car
 - 1 unit would have 2 cars.
 - 2.6 The total cars owned based on the census data from this LSOA is therefore 6.
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- 2.7 As noted above this data does not differentiate between properties which do and do not have parking. It is also the case that large parts of this LSOA will be less accessible than 404 Wilbraham Road. This is demonstrated in the extract from the DfT's accessibility tool which is included in Figure 3.1 of the TN. This shows that the accessibility of 404 Wilbraham Road is more consistent with the town centre rather than the suburban area to the east.
- 2.8 On this basis the same exercise has been undertaken using the data from the LSOA which includes Chorlton town centre. The eastern boundary of this LSOA is just 100m to the west of 404 Wilbraham Road. This information is included in **Appendix B**. This gives the following levels of car ownership:-
- 48% of units would have no car
 - 42% would have 1 car
 - 9% would have 2 cars
- 2.9 Applying these percentages to the 8 units proposed gives:-
- 4 units would have no car
 - 3 units would have 1 car
 - 1 unit would have 2 cars.
- 2.10 The total cars owned based on the census data from the town centre LSOA is therefore 5.

3 Summary

- 3.1 Based on the census car ownership data for the LSOA in which 404 Wilbraham Road is located there would be 6 cars owned by residents of the proposed development.
- 3.2 Using the data for the town centre LSOA which in terms of accessibility and location is more applicable to 404 Wilbraham Road there would be 5 cars owned by residents of the proposed development.
- 3.3 Neither of these figures take account of the fact that there would be no on-site parking. We would anticipate that this would further reduce the numbers of cars owned.
- 3.4 The on street parking information provided in the TN showed there was significant levels of on street parking available in the vicinity of the site, more than enough to accommodate any parking generated by the proposed development.
- 3.5 There is no reason therefore why parking provision should be a reason to withhold planning permission.



Appendix A: LSOA Manchester 033E Car Ownership Data



Select 2021 Super Output Areas - Lower Layer Using List

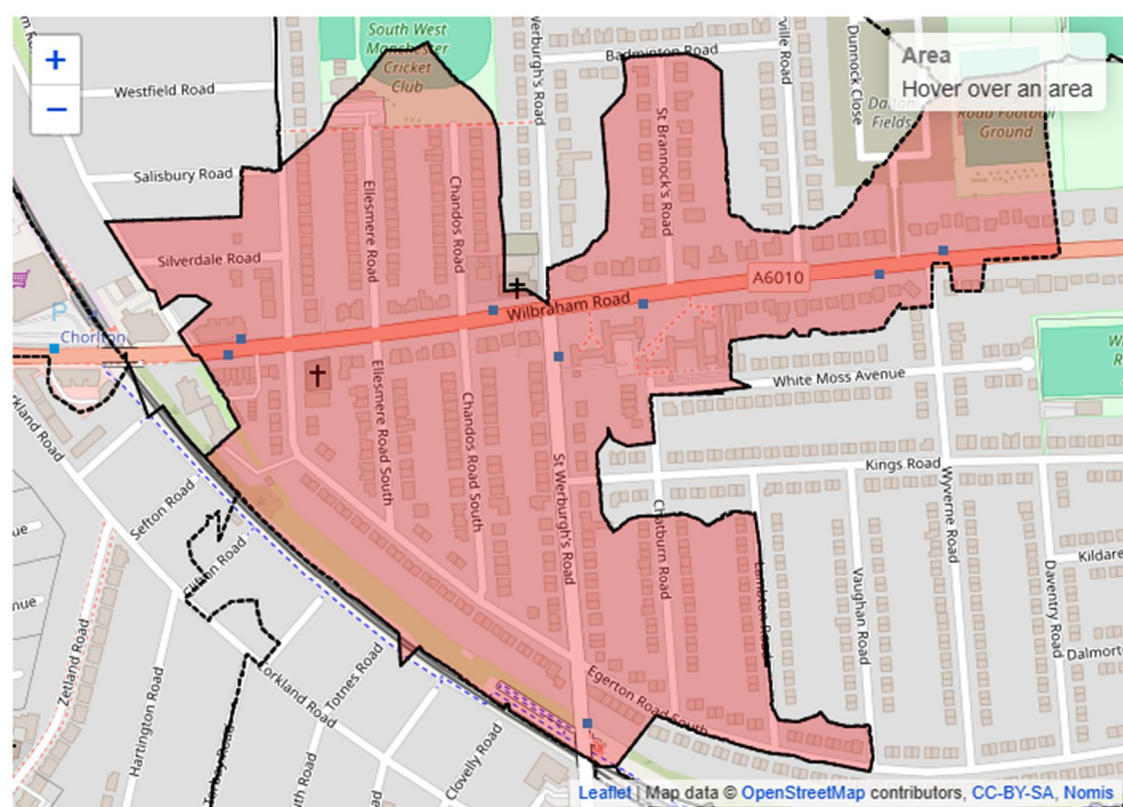
Tools

[Choose a different type of area](#)

List areas within

☒ Use maps to select areas

Selection of areas



RM001 - Accommodation type by car or van availability by number of usual residents aged 17 years or over in household

ONS Crown Copyright Reserved [from Nomis on 18 March 2026]

population	All households	
units	Households	
date	2021	
area type	2021 super output areas - lower layer	
area name	E01005301 : Manchester 033E	
accommodation type	Flat, maisonette, apartment, caravan or other mobile or temporary structure	
		CBO Additions

Number of cars or vans	Total	One usual resident aged 17 years or over in household	Two or more usual residents aged 17 years or over in household	%age of units	number of units	number of cars
Total	230	147	83		8	
No cars or vans in household	97	77	20	42%	3	0
1 car or van in household	113	69	44	49%	4	4
2 or more cars or vans in household	20	1	19	9%	1	2

In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts. Small



Appendix B: Chorlton Town Centre LSOA Car Ownership Data

Select 2021 Super Output Areas - Lower Layer Using List

Tools

[Choose a different type of area](#)

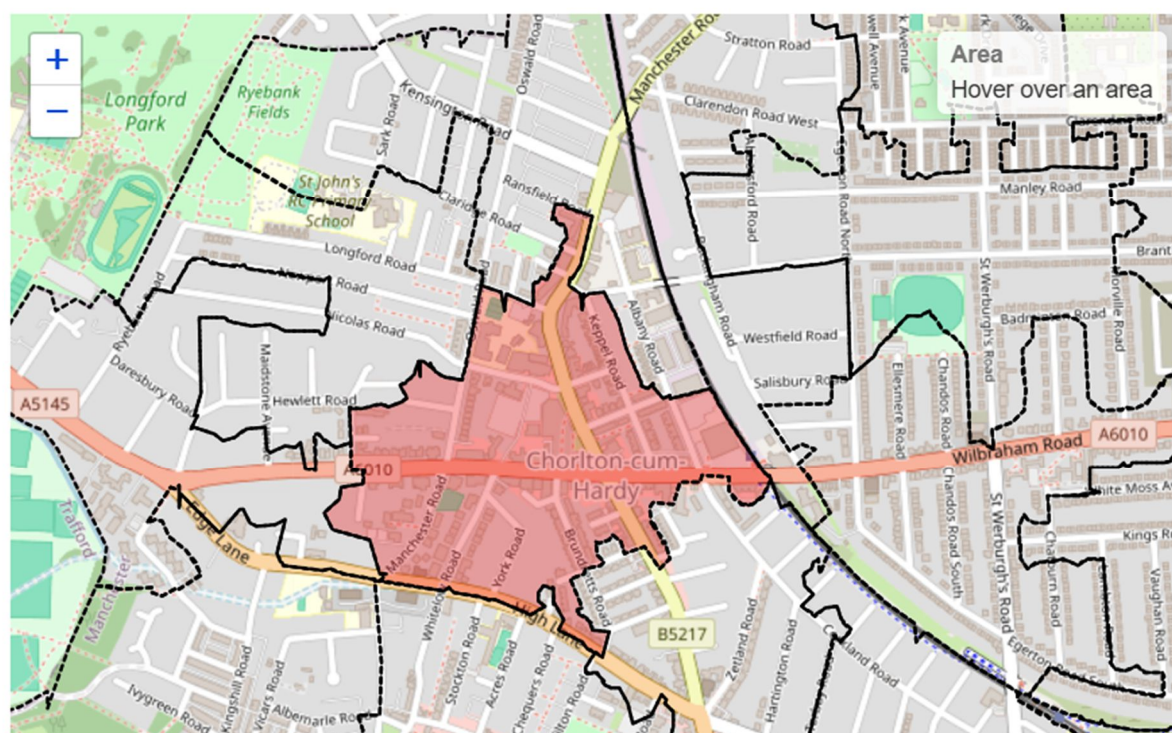
List areas within

tick all

un-tick all

☒ Use maps to select

Selection of areas



RM001 - Accommodation type by car or van availability by number of usual residents aged 17 years or over in household

ONS Crown Copyright Reserved [from Nomis on 18 March 2026]

population	All households	
units	Households	
date	2021	
area type	2021 super output areas - lower layer	CBO Additions
area name	E01005150 : Manchester 029A	
accommodation type	Flat, maisonette, apartment, caravan or other mobile or temporary structure	

Number of cars or vans	Total	One usual resident aged 17 years or over in household	Two or more usual residents aged 17 years or over in household	%age of units	number of units	number of cars
Total	630	364	266		8	
No cars or vans in household	305	209	96	48%	4	
1 car or van in household	266	147	119	42%	3	3
2 or more cars or vans in household	59	8	51	9%	1	2

In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts. Small