

PROPOSED CHANGE OF USE APPLICATION – ST PAULS METHODIST CHURCH, WILMSLOW ROAD, DIDSBURY – TRANSPORT NOTE (5083.TN01) – NOVEMBER 2025

Introduction

Eddisons have been instructed by Atmos International Ltd to advise on the traffic and transport issues relating to a change of use application from Use Class F 'Place of Worship' to Use Class E 'Office' at St. Pauls Methodist Church off the A5145 Wilmslow Road in Didsbury.

The report provides information on the traffic and transport planning aspects of the development proposals and assist the local planning authority in the positive determination of the forthcoming planning application. Following this introduction, the Note will discuss the following.

- Existing Site
- Sites Accessibility by Non-car Modes
- Development Proposals
- Traffic Impact

Existing Site

The application site is located around 500 metres south of Didsbury village centre, to the north it is bound by Sandhurst Road and residential development bounds the site to the south and east, the A5145 Wilmslow Road bounds the site to the west. The application site boundary for the site is displayed in **Plan 1**.

As previously stated, the application proposals are for a change of use of the existing of St. Pauls Methodist building, but the application boundary itself contains the St. Pauls church which is occupied as an office for Atmos International Ltd.

Vehicular access for the Methodist Church is provided for off A5145 Wilmslow Road, the access has a width of circa 5.5 metres at its narrowest point and a width of 13 metres at the give-way line. This access provides access to an unmarked area of surfaced car parking which is used by Atmos International Ltd.

Vehicular access to the existing Atmos International Ltd office building is provided for off Sandhurst Road, this provides access to car parking area for up to 22 vehicles.

The surrounding highway network is subject to a range of Traffic Regulation Orders (TRO's) which prohibit on-street parking. Double yellow markings are located on the A5145 Wilmslow Road for large sections of the carriageway in this part of Didsbury and these are supplemented by the TRO markings associated with the bus stop and the Toucan crossing directly adjacent to the application site. In addition, double yellow markings are located on both sides of Sandhurst Road for its entirety.

Based on information provided by the Applicant, a total of 69 staff members are employed on site with other staff members based remotely (either abroad or elsewhere in the UK and do not attend the office. Atmos International operate a Hybrid working patterns with 70% of staff (48) working from home three days per week and therefore attend the office for two-days per week. This equates to a typical daily presence on the site of between 35-40 employees, but not all of these travel to the site by private car, a proportion travel by sustainable modes of transport.

Accessibility by Non-car Modes

Access by Active Travel

The site benefits from being located within a highly sustainable location, pedestrian footways and crossing facilities are provided for along the A5145 Wilmslow Road, which provide access into Didsbury village centre and the wider areas of Didsbury, whilst to the south-east it provides access to the areas of south Manchester.

In addition, the A5145 Wilmslow Road is designated as an on-carriageway cycle route in the TfGM Manchester cycle map. This provision provides access to Didsbury and Withington before linking with the wider provision which in turn provide access to the wider areas of Manchester.

As previously stated, Didsbury village centre is located within 600 metres of the application site, the centre includes a range of amenities and services such as convenience stores, pharmacy and retail provision. The proximity of this local retail and health provision will provide the opportunity for staff to visit these facilities by foot either at the start/end of the working day or during breaks.

The above provision and the location of the site provide the opportunity for employees of the development to travel to and from the site by active travel modes.

Access by Public Transport

In terms of the access to public transport, bus stops are located on the A5145 Wilmslow Road within 120 metres of the application site. These bus stops are well served by bus service, with the high frequency 42 and 142 services providing up to 12 services per hour between the East Didsbury and Manchester Piccadilly Gardens on weekdays. Whilst further services are provided to Stockport, Stretford and the Trafford Centre.

The site also benefits from being located around 750 metres from Didsbury village Metrolink stop, which is served by the East Didsbury - Rochdale Town Centre Service and East Didsbury - Shaw and Crompton Service (Monday to Saturday daytime).

In light of the above, it is considered that the site is highly accessible and caters for needs of the development's employees and visitors. As such, this will assist in promoting a choice of travel modes other than the private car, as set out in NPPF.

Development Proposals

The proposals are for a change of use from a 'Place of Worship' to provide office floor space to be occupied by Atmos International Ltd. The purpose of the proposals are to provide additional office floorspace for the existing staff and there are no proposals to increase the number of staff on the site.

As part of the proposals, it is proposed to formalise and amend the existing parking area accessed off the A5145 Wilmslow Road and provide new gateway arrangements. The proposed site layout plan for the site is displayed in **Plan 2**.

The formalisation of the car park enables the provision of 18 car parking spaces on the site, the layout has been designed to meet the required design standards i.e. dimensions of 2.4 metres by 4.8 metres with 6 metre aisle to the rear. However, as requested by the highway's officers at Manchester City Council, a car swept path analysis for spaces 1, 10 and 11 (the most difficult spaces to access/egress) has been undertaken and this demonstrates that car park can be accessed and egressed in a safe and efficient manner. The swept path analysis is displayed in **Plan 3**.

It is proposed that the car parking will be used by employees of Atmos International Ltd and these spaces together with those located off the Sandhurst Road which will have sufficient capacity to accommodate the level demand.

The proposed alterations to the gateway into the site do not impact on the width or operation of the access arrangement onto the A5145 Wilmslow Road.

Traffic Impact

As detailed previously, the development proposals will not result in any increases in employees on the site and the site is currently used for car parking associated with the proposed development. Therefore, the traffic associated with the proposals are already present on the highway network.

Based on this, it is concluded that the proposals will have a minimal impact on the local highway network and that no detailed traffic analysis is required as part of this Note.

Summary

This Transport Note has considered the proposals for a change of use at St. Pauls Methodist Church off the A5145 Wilmslow Road in Didsbury.

- The site is located in a highly sustainable location which provides the opportunity for employees and visitors to travel by modes other than the private car.
- The car park on the site is currently used by the applicant for car parking.
- The purpose of the proposals is to provide more office floor staff for the existing staff and there are no proposals to increase the number of staff on the site.
- The proposals will not result in a severe impact on the local highway network.

Therefore, it is the conclusion of this Technical Note that there are no material reasons why the proposed development should not be granted planning consent on highways or transportation grounds.

Encs

Plan 1 – Existing Site Plan

Plan 2 – Proposed Site Layout

Plan 3 – Swept Path Analysis – Car

PLANS



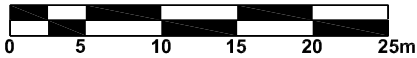
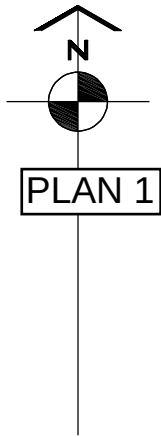
NOTES:
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCEMENT OF ANY WORK OR PREPARING
MANUFACTURING DRAWINGS

DO NOT SCALE FROM THIS DRAWING

ANY DISCREPANCIES ON THIS DRAWING ARE TO BE
NOTIFIED TO THE ARCHITECT IMMEDIATELY

HATTRELL LLP COPYRIGHT

REV	AMENDMENT	DATE	CHKD
A	Red Line amended	27/10/25	IS



HATTRELL LLP
Suite E KINGS COURT RAILWAY STREET ALTRINCHAM WA14 2RD
TELEPHONE 0161 820 4207
e-mail: design@hattrell.co.uk / www.hattrell.co.uk

CLIENT
Atmos International Ltd

PROJECT
**St Paul's 781, Wilmslow Road
Didsbury
M20 2RW**

DRAWING TITLE
Existing Site Plan

SCALE 1:500 @A3	DRAWN BY IS	CHECKED -	DATE Oct 25
--------------------	----------------	--------------	----------------

DRAWING No 2526 / 01 / 02	REVISION A
-------------------------------------	----------------------

PLANNING



NOTES:
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK OR PREPARING MANUFACTURING DRAWINGS

DO NOT SCALE FROM THIS DRAWING

ANY DISCREPANCIES ON THIS DRAWING ARE TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY

HATTRELL LLP COPYRIGHT

REV	AMENDMENT	DATE	CHKD
A	Red Line amended	27/10/25	IS

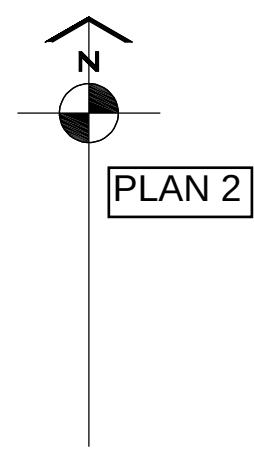
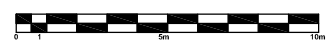


Image example of Proposed gates



HATTRELL LLP
Suite E KINGS COURT RAILWAY STREET ALTRINCHAM WA14 2RD
TELEPHONE 0161 820 4207
e-mail: design@hattrell.co.uk / www.hattrell.co.uk

CLIENT
Atmos International Ltd

PROJECT
**St Paul's 781, Wilmslow Road
Didsbury
M20 2RW**

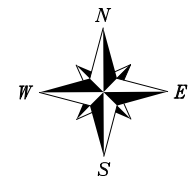
DRAWING TITLE
Proposed Site Plan

SCALE 1:200 @A3	DRAWN BY IS	CHECKED -	DATE Oct 25
--------------------	----------------	--------------	----------------

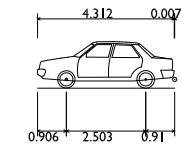
DRAWING No 2526 / 01 / 03	REVISION A
-------------------------------------	----------------------

PLANNING

Z:\projects\5083 Atmos International St Paul's Wilmslow Road, Didsbury\CAD\EDDISONS DRAWINGS\5083-SP01.dwg



NOTES



Medium Sized Car
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock to lock time
Kerb to Kerb Turning Radius

4.319m
1.686m
1.466m
0.228m
1.591m
4.00s
5.042m



PLAN 3

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
ATMOS INTERNATIONAL LTD

PROJECT:
ATMOS INTERNATIONAL ST PAUL'S WILMSLOW ROAD, DIDSBURY

DRAWING TITLE:
SWEPT PATH ANALYSIS

SCALES:
1:500 @ A3

DRAWN:	GM	CHECKED:	TSB	DATE:	NOV 25
--------	----	----------	-----	-------	--------

Eddisons
340 Deansgate
Manchester
M3 4LY
Email: info@crofts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

DRAWING NUMBER:	5083-SP01	REVISION:	-
-----------------	-----------	-----------	---

Eddisons