

Proposed Residential Development, 541 Wilbraham Road, Chorlton - Highway Technical Note 1 Parking Stress Report

1 Introduction

- 1.1.1 Egg Transport Planning has been commissioned to provide a parking stress report for a planning application in relation to a proposed residential development in Chorlton in Manchester. The application site ('the site') is located at 541 Wilbraham Road and sits on the corner of Wilbraham Road and Corkland Road. The site location is shown on **Figure 1.1**.

Figure 1.1 - Site Location (source: google earth)



- 1.1.2 The proposals involve demolishing an existing building and replacing it with a 3-storey apartment block which would provide 9 social rented homes and be managed by Southway Housing Trust. The proposals do not include any dedicated off-street parking and so all parking demands generated by the apartments would have to be accommodated through existing on-street parking. The proposals are the subject of a live planning application (ref: 144423/FO/2025) which is being determined by Manchester City Council.

- 1.1.3 The purpose of the parking survey was to gain an understanding of the current supply and demands for on-street parking around the site. This information has been requested by highway officers at Manchester City Council to assess whether there is sufficient spare capacity on the streets for the additional parking demands that generated by the proposed residential development.
- 1.1.4 This note should be read in conjunction with the Transport Statement which accompanied the planning application and was also produced by Egg Transport Planning.

2 The Lambeth Methodology

2.1 Introduction

- 2.1.1 The parking surveys were undertaken using the 'Lambeth' methodology. This is a robust methodology first devised by the London Borough of Lambeth Council, and now adopted by many other highway authorities.
- 2.1.2 In summary, when surveying residential areas, the methodology requires a surveyor to check the car parking occupancy of a study area between the hours of 00:30 and 05:30 on two weekday nights, as this is the time when parking demands within residential areas is generally the highest.
- 2.1.3 The parking survey covers the area where residents of a proposed development may want to park. This generally covers all sections of highway within a 200m walk threshold, which equates to a 2-minute walk, where on-street parking is permitted by the general public.

2.2 Survey Details and Study Area

- 2.2.1 The surveys were undertaken by the Andy Haxby Traffic Survey Consultancy Ltd, which is an independent traffic survey company, and carried out on Tuesday 16th December 2025 around 4am and also on Wednesday 17th December 2025 at around 1am. The streets that were included in the survey are shown on **Figure 2.1**.

Figure 2.1 – Study Area



3 Results and Conclusions

3.1 Results

3.1.1 The raw survey data and analysis undertaken by Egg TP is contained within **Appendix A**.
Photos that were taken during the survey are contained in **Appendix B**.

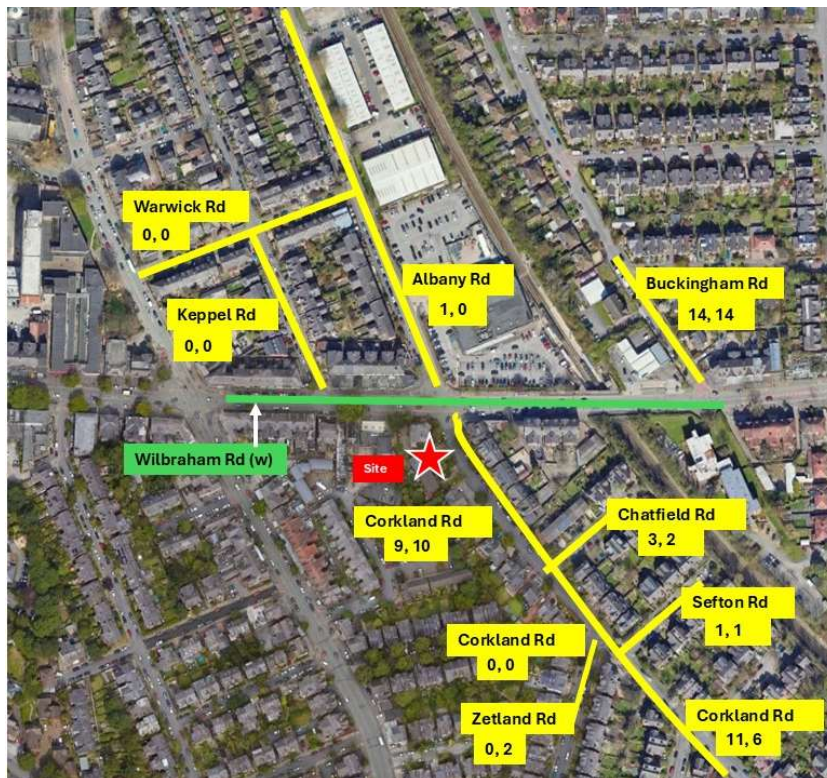
3.1.2 The results are summarised in **Table 3.1**.

Table 3.1 – Summary of Results

Road	Capacity	Parking Demand		Spare Capacity	
		Night 1	Night 2	Night 1	Night 2
Keppel Road	15	14	13	0	0
Buckingham Road	19	5	5	14	14
Corkland Road	42	23	26	20	16
Chatfield Road	16	13	14	3	2
Sefton Road	22	21	21	1	1
Warwick Road	24	22	24	2	0
Albany Road	33	33	34	1	0
Zetland Road	10	10	8	0	2
Total				41	35

3.1.3 The result in **Table 3.1** are shown graphically on **Figure 3.1**.

Figure 3.1 – Available Spaces



- 3.1.4 **Table 3.1** and **Figure 3.1** show that many of the streets surveyed are operating at, or close to, their capacity. This is the case for Keppel Road, Chatfield Road, Sefton Road, Warwick Road, Albany Road and Zetland Road.
- 3.1.5 The two roads that do have a reasonable number of spare spaces are Buckingham Road (14 spare spaces both nights) and Corkland Road (20 spaces and 16 spaces). Corkland Road is located closest to the site and would therefore be the location where future residents of the proposed development would park.

3.2 Conclusions

- 3.2.1 The TS that accompanied the planning application set out a highly forecast of the parking demands generated by the proposed apartments. It forecasts that the residents of the apartments would be likely to own up to 7 cars.
- 3.2.2 The parking surveys shows that these vehicles could be accommodated on Corkland Road on the sections close to the site. Further parking is available on Chatfield Road and also on Buckingham Road, although this is slightly further away from the site.
- 3.2.3 The evidence from the parking survey shows that there is adequate on-street parking capacity to serve the parking demands generated by the proposals.
- 3.2.4 Overall, the development would not have a severe impact on the operation of the highway network or a material impact on highway safety. The proposals are therefore in accordance with transport-related policies in the NPPF and it is therefore considered that there is no transport-related reason to object to the planning application.

Appendix A – Survey Results and Egg Analysis

CHORLTON-CUM-HARDY, MANCHESTER - 'LAMBETH' PARKING SURVEY

TUESDAY 16 DECEMBER 2025

WEDNESDAY 17 DECEMBER 2025

Egg Analysis of Results

A6010 Wilbraham Road									
Area	B5217 Barlow Moor Road - Keppel Road								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
04:00	2	25	0	0	0	0	2	25	

Cap.	8	LW	-	0	DYL	-	8	-	
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Area	Keppel Road - Albany Road								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
04:00	0	0	0	0	0	0	0	0	

Cap.	0	DYL	-	0	DYL	-	0	-	
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Area	Albany Road - Buckingham Road								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
04:30	0	0	0	0	0	0	0	0	

Cap.	0	DYL/BS	-	25	LW/SYL	-	25	-	
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Area	Total								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
-	2	25	0	0	0	0	2	6	

Cap.	8	-	-	25	-	-	33	-	
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Keppel Road									
Area	A6010 Wilbraham Road - Warwick Road								
Side	West	% Cap.	ILL	East	% Cap.	ILL	Total	% Cap.	
04:15	8	89	4	6	100	6	14	93	

Cap.	9	-	-	6	-	-	15	-	
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Buckingham Road									
Area	A6010 Wilbraham Road - Silverdale Road								
Side	SW	% Cap.	ILL	NE	% Cap.	ILL	Total	% Cap.	
04:30	2	20	0	3	33	0	5	26	

Cap.	10	-	-	9	-	-	19	-	
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A6010 Wilbraham Road									
Area	B5217 Barlow Moor Road - Keppel Road								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
00:45	6	75	0	0	0	4	6	75	

Cap.	8	LW	-	0	DYL	-	8	-	
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Area	Keppel Road - Albany Road								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
00:30	0	0	2	0	0	0	0	0	

Cap.	0	DYL	-	0	DYL	-	0	-	
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Area	Albany Road - Buckingham Road								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
00:30	0	0	0	1	4	0	1	4	

Cap.	0	DYL/BS	-	25	LW/SYL	-	25	-	
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Area	Total								
Side	North	% Cap.	ILL	South	% Cap.	ILL	Total	% Cap.	
-	6	75	2	1	4	4	7	21	

Cap.	8	-	-	25	-	-	33	-	
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Keppel Road									
Area	A6010 Wilbraham Road - Warwick Road								
Side	West	% Cap.	ILL	East	% Cap.	ILL	Total	% Cap.	
01:30	7	78	2	6	100	4	13	87	

Cap.	9	-	-	6	-	-	15	-	
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Buckingham Road									
Area	A6010 Wilbraham Road - Silverdale Road								
Side	SW	% Cap.	ILL	NE	% Cap.	ILL	Total	% Cap.	
00:30	2	20	0	3	33	0	5	26	

Cap.	10	-	-	9	-	-	19	-	
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A6010 Wilbraham Road

B5217 Barlow Moor Road - Keppel Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
8	2	6	6	2	Parking Restrictions	

Keppel Road - Albany Road

Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
-	-	-	-	-	No Parking (double yellows)	

Albany Road - Buckingham Road

Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
25	0	1	-	-	No parking on north side. Parking restrictions in place on south side 7am to 7pm 2 hours max	

Keppel Road						
A6010 Wilbraham Road - Warwick Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
15	14	13			No restrictions in place	

Buckingham Road						
A6010 Wilbraham Road - Silverdale Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
19	5	5	14	14	No restrictions	

CHORLTON-CUM-HARDY, MANCHESTER - 'LAMBETH' PARKING SURVEY

TUESDAY 16 DECEMBER 2025

WEDNESDAY 17 DECEMBER 2025

Corkland Road									
Area	A6010 Wilbraham Road - Chatfield Road								
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
04:45	8	47	0	0	0	0	8	33	
Cap.	17	-	-	7	SYL	-	24	-	

Chatfield Road - Sefton Road									
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
04:45	7	100	0	1	25	0	8	73	
Cap.	7	-	-	4	-	-	11	-	

Sefton Road - Clifton Road									
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
04:45	5	56	0	2	22	0	7	39	
Cap.	9	-	-	9	-	-	18	-	

Total									
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
04:45	20	61	0	3	15	0	23	43	
Cap.	33	-	-	20	-	-	53	-	

Chatfield Road									
Area	Corkland Road - End of Road								
Side	NW	% Cap.	ILL	SE	% Cap.	ILL	Total	% Cap.	
04:45	4	57	0	9	100	0	13	81	
Cap.	7	-	-	9	-	-	16	-	

Sefton Road									
Area	Corkland Road - End of Road								
Side	NW	% Cap.	ILL	SE	% Cap.	ILL	Total	% Cap.	
04:45	10	91	0	11	100	0	21	95	
Cap.	11	-	-	11	-	-	22	-	

Corkland Road									
Area	A6010 Wilbraham Road - Chatfield Road								
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
00:45	7	41	0	0	0	0	7	29	
Cap.	17	-	-	7	SYL	-	24	-	

Chatfield Road - Sefton Road									
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
00:45	7	100	0	0	0	0	7	64	
Cap.	7	-	-	4	-	-	11	-	

Sefton Road - Clifton Road									
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
01:00	6	67	0	6	67	0	12	67	
Cap.	9	-	-	9	-	-	18	-	

Total									
Side	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
-	20	61	0	6	30	0	26	49	
Cap.	33	-	-	20	-	-	53	-	

Chatfield Road									
Area	Corkland Road - End of Road								
Side	NW	% Cap.	ILL	SE	% Cap.	ILL	Total	% Cap.	
00:45	5	71	1	9	100	0	14	88	
Cap.	7	-	-	9	-	-	16	-	

Sefton Road									
Area	Corkland Road - End of Road								
Side	NW	% Cap.	ILL	SE	% Cap.	ILL	Total	% Cap.	
01:00	11	100	0	10	91	0	21	95	
Cap.	11	-	-	11	-	-	22	-	

Corkland Road

A6010 Wilbraham Road - Chatfield Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
17	8	7	9	10	Note, the capacity recorded by survey company as 24 but this assumes parking on both sides of the road. Parking restrictions are in place on the north-western side of the road between 8am to 6pm. In the interests of robustness, only the capacity on the south-eastern side are accounted for.	
Chatfield Road - Sefton Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
7	8	7	0	0	Note: only the capacity on the south-eastern side are accounted for.	
Sefton Road - Clifton Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
18	7	12	11	6	No parking restrictions. Section includes parking bays for EV Charging	
Total						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
42	23	26	20	16		

Chatfield Road						
Corkland Road - End of Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
16	13	14	3	2	No parking restrictions.	

Sefton Road						
Corkland Road - End of Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
22	21	21	1	1	No parking restrictions.	

CHORLTON-CUM-HARDY, MANCHESTER - 'LAMBETH' PARKING SURVEY

TUESDAY 16 DECEMBER 2025

WEDNESDAY 17 DECEMBER 2025

Warwick Road							
Area	B5217 Barlow Moor Road - Keppel Road						
Side	North	% Cap.	LL	South	% Cap.	LL	Total % Cap.
04:15	5	100	1	2	100	2	7 100
Cap.	5	-	-	2	-	-	7 -

Keppel Road - Albany Road							
Area	Keppel Road - Albany Road						
Side	North	% Cap.	LL	South	% Cap.	LL	Total % Cap.
04:15	7	88	1	8	89	1	15 88
Cap.	8	-	-	9	-	-	17 -

Total							
Area	Total						
Side	North	% Cap.	LL	South	% Cap.	LL	Total % Cap.
04:15	12	92	2	10	91	3	22 92
Cap.	13	-	-	11	-	-	24 -

Albany Road							
Area	A6010 Wilbraham Road - Warwick Road						
Side	West	% Cap.	LL	East	% Cap.	LL	Total % Cap.
04:30	16	94	2	1	8	0	17 59
Cap.	17	-	-	12	-	-	29 -

Warwick Road - No. 49 Warwick Road							
Area	Warwick Road - No. 49 Warwick Road						
Side	West	% Cap.	LL	East	% Cap.	LL	Total % Cap.
04:30	17	106	0	4	36	0	21 78
Cap.	16	-	-	11	-	-	27 -

Total							
Area	Total						
Side	West	% Cap.	LL	East	% Cap.	LL	Total % Cap.
04:30	33	100	2	5	22	0	38 68
Cap.	33	-	-	23	-	-	56 -

Warwick Road							
Area	B5217 Barlow Moor Road - Keppel Road						
Side	North	% Cap.	LL	South	% Cap.	LL	Total % Cap.
01:15	5	100	1	2	100	2	7 100
Cap.	5	-	-	2	-	-	7 -

Keppel Road - Albany Road							
Area	Keppel Road - Albany Road						
Side	North	% Cap.	LL	South	% Cap.	LL	Total % Cap.
01:15	8	100	0	9	100	0	17 100
Cap.	8	-	-	9	-	-	17 -

Total							
Area	Total						
Side	North	% Cap.	LL	South	% Cap.	LL	Total % Cap.
01:15	13	100	1	11	100	2	24 100
Cap.	13	-	-	11	-	-	24 -

Albany Road							
Area	A6010 Wilbraham Road - Warwick Road						
Side	West	% Cap.	LL	East	% Cap.	LL	Total % Cap.
01:15	17	100	1	1	8	0	18 62
Cap.	17	-	-	12	-	-	29 -

Warwick Road - No. 49 Warwick Road							
Area	Warwick Road - No. 49 Warwick Road						
Side	West	% Cap.	LL	East	% Cap.	LL	Total % Cap.
01:15	17	106	0	6	55	0	23 85
Cap.	16	-	-	11	-	-	27 -

Total							
Area	Total						
Side	West	% Cap.	LL	East	% Cap.	LL	Total % Cap.
01:15	34	103	1	7	30	0	41 73
Cap.	33	-	-	23	-	-	56 -

Warwick Road

B5217 Barlow Moor Road - Keppel Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
7	7	7	0	0	No parking restrictions.	

Keppel Road - Albany Road

Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
17	15	17	2	0	No parking restrictions.	

Warwick Road - Total

Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
24	22	24	2	0		

Albany Road

A6010 Wilbraham Road - Warwick Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
17	16	17	1	0	No Parking Restrictions	
Warwick Road - No. 49 Warwick Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
16	17	17	0	-	No Parking Restrictions	
Albany Road - Total						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
33	33	34	1	0		

CHORLTON-CUM-HARDY, MANCHESTER - 'LAMBETH' PARKING SURVEY

TUESDAY 16 DECEMBER 2025

WEDNESDAY 17 DECEMBER 2025

Zetland Road									
Corkland Road - No. 7 Zetland Road									
Area	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
05:00	4	100	1	6	100	2	10	100	
Cap.	4	-	-	6	-	-	10	-	

Zetland Road									
Corkland Road - No. 7 Zetland Road									
Area	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
01:00	2	50	0	6	100	1	8	80	
Cap.	4	-	-	6	-	-	10	-	

Grand Total									
Area	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
-	95	74	9	53	44	11	148	60	
Cap.	128	-	-	120	-	-	248	-	

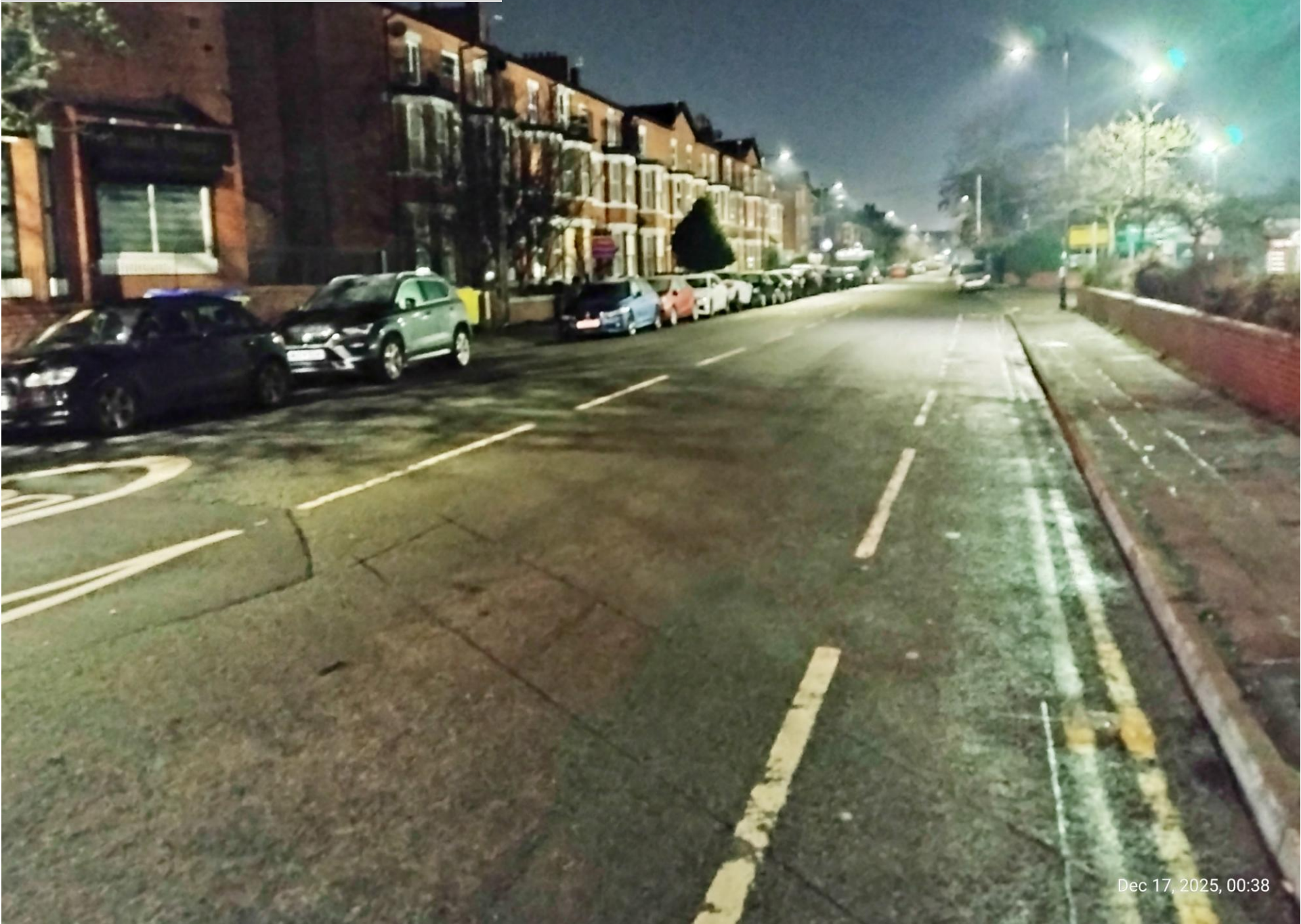
Grand Total									
Area	NE	% Cap.	ILL	SW	% Cap.	ILL	Total	% Cap.	
-	100	78	7	59	49	11	159	64	
Cap.	128	-	-	120	-	-	248	-	

Zetland Road						
Corkland Road - No. 7 Zetland Road						
Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2	Comment	
10	10	8	0	2	No Parking Restrictions	

Road	Capacity	Demand 1	Demand 2	Spare capacity 1	Spare capacity 2
Keppel Road	15	14	13	0	0
Buckingham Road	19	5	5	14	14
Corkland Road	42	23	26	20	16
Chatfield Road	16	13	14	3	2
Sefton Road	22	21	21	1	1
Warwick Road	24	22	24	2	0
Albany Road	33	33	34	1	0
Zetland Road	10	10	8	0	2
	181	141	145	41	35

Appendix B – Photos from Surveys

Albany Road - Wednesday



Dec 17, 2025, 00:38

Albany Road - Tuesday



Dec 16, 2025, 04:26

Buckingham Road - Wednesday



Chatfield Road - Tuesday



Dec 16, 2025, 04:42















