

Hawthorn Medical Centre

Servicing Management Plan

Curtins Ref: 087546-CUR-XX-XX-T-TP-00003

Revision: P02

Issue Date: 08 October 2025

Client Name: NHS Property

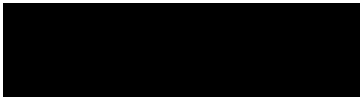
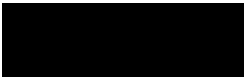
Client Address: NHS Property, 99 Gresham Street, London, EC2V 7NG

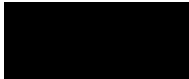
Site Address: Fallowfield, Manchester, M14 6PD

Control Sheet

Rev	Description	Checked	Issued	Date
P01	Draft Issue	AH	AF	27 August 2025
P02	Planning Issue	AH	AF	08 October 2025

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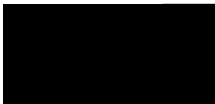
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- Drawing 087546-CUR-XX-00-D-TP-75001 – Proposed Access Arrangements

Appendices

- Appendix A – Proposed Site Layout

1.0 Introduction

1.1 Background

- 1.1.1 Curtins has been appointed by NHS Property Ltd to provide transport and highways advice in relation to a planning application for the relocation of the existing Hawthorn Medical Centre to a nearby site.
- 1.1.2 The existing Medical Centre in Fallowfield Retail Park is due to be demolished (planning reference: 138593/DEM/2023), ahead of the redevelopment of the southern section of the Retail Park to provide a Lidl supermarket (planning reference: 139751/FO/2024).
- 1.1.3 A new facility is proposed on land to the north of Moseley Road, which currently forms part of the University of Manchester's playing fields at the Armitage Sports Centre.
- 1.1.4 The proposed site layout is provided in **Appendix A**.

1.2 Purpose of the Report

- 1.2.1 This Servicing Management Plan (SMP) has been prepared to inform Highway Officers at Manchester City Council as the Local Highway Authority (LHA) of the development proposals, focusing on the servicing management proposals associated with the relocated medical centre.
- 1.2.2 Additionally, this SMP is supported by a Transport Statement (Document Reference: **087546-CUR-XX-XX-T-TP-00001**) and Interim Travel Plan (Document Reference: **087546-CUR-XX-XX-T-TP-00002**).

1.3 Structure of the Report

- 1.3.1 Following this introduction, **Section 2** of the report provides a description of the existing site and its location, along with any existing servicing arrangements.
- 1.3.2 **Section 3** provides details of servicing proposals for the relocated Hawthorn Medical Centre, including details on the frequency of deliveries, waste collection and all other servicing associated with the proposals.
- 1.3.3 **Section 4** provides a report summary and conclusion.

2.0 Existing Situation

2.1 Site Location

- 2.1.1 The site is located c. 100m to the west of the existing Hawthorn Medical Centre, located in Fallowfield Retail Park, which will be relocated to the site. **Figure 2.1** below shows the existing and proposed locations of Hawthorn Medical Centre.

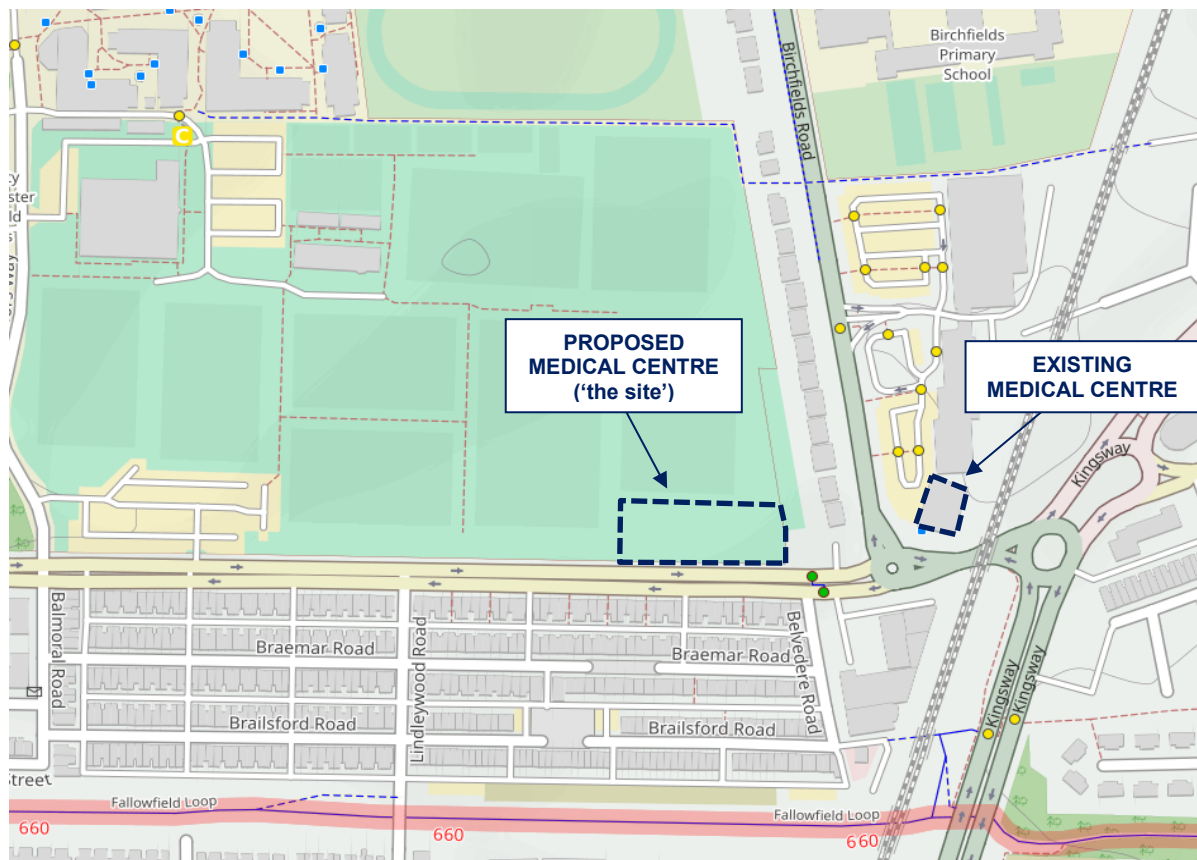


Figure 2.1 – Existing and Proposed Locations of Hawthorn Medical Centre

- 2.1.2 The site is bound by a car dealership to the east, the B5093 Moseley Road to the south, and playing fields within the University of Manchester Armitage Sports Centre to the west and north.

2.2 Existing Use and Access

- 2.2.1 The site has been acquired from the University of Manchester. It is currently greenspace at the edge of the Armitage Sports Centre. The site does not currently have access from the highway.

2.3 Surrounding Highway Network

Moseley Road (B5093)

- 2.3.1 Moseley Road is a dual carriageway: in the vicinity of the site, there are two eastbound lanes and one westbound lane, along with continuous marked on-street car park on the southern eastbound side. Moseley Road has a typical carriageway width of c. 15m including a central reservation where there are intermittent gaps for u-turning traffic.
- 2.3.2 Double yellow lines are in place along parts of Moseley Road to prevent parking, including along the southern part of the site boundary. Despite the double yellow lines ending to the west of the site, Curtins did not observe vehicles parked along Moseley Road.
- 2.3.3 It is subject to a 30mph speed limit.
- 2.3.4 To the west of the Birchfields Road / Moseley Road roundabout, Moseley Road has shared use footway / cycleways along both sides of the road, and a painted westbound on-carriageway cycle lane.
- 2.3.5 There are bus stops on Moseley Road in the vicinity of the site, and a toucan crossing. This is further explored in **Section 4**.

Birchfields Road (A34)

- 2.3.6 Birchfields Road is situated to the east of the site, forming the northern arm of the roundabout with Moseley Road. Birchfields Road is a single carriageway road, with a typical carriageway width of 10m.
- 2.3.7 There are footways present on both sides of the carriageway, as well as streetlighting and bus stops. Double yellow lines are present along both sides of the carriageway.
- 2.3.8 To the north of the Retail Park access, there is a painted northbound on-carriageway cycle lane on Birchfields Road and a southbound bus lane (which can also be used by cyclists).
- 2.3.9 It is also subject to a 30mph speed limit.

3.0 Existing Servicing

3.1 Summary

- 3.1.1 It is understood that the current Hawthorn Medical Centre is frequently serviced using the existing immediately adjacent circa 64-space car park, which is accessed via Birchfields Road and a mini roundabout within Fallowfield Retail Park. This car park is shared with the other units in the southern section of Fallowfield Retail Park, although these have now all been demolished.
- 3.1.2 There is no formal loading bay or dedicated loading / unloading area associated with the existing Medical Centre. There is, however, an existing c. 4x5m hatched area in which small servicing vehicles such as LGVs are understood to temporarily utilise whilst making deliveries and loading/ unloading goods.
- 3.1.3 The bins are stored immediately north of the existing building footprint; kept secure via a gated access. There are three 1,100 litre bins: one for general waste, one for clinical waste, and one for recyclable.
- 3.1.4 **Figure 2.1** below provides an indicative summary of the existing servicing requirements associated with the current Hawthorn Medical Centre:

Servicing type	Typical vehicle type	Frequency	Location
Blood collections	LGVs and other small vans.	Daily	Within car park – possibly utilising 4x5m hatched area if required
General deliveries	LGVs	1 / 2 per week	Within car park – possibly utilising 4x5m hatched area if required
General waste	Rear-loaded refuse collection vehicle (usually around 26 tonnes when loaded)	1 per week, during AM	Within car park
Clinical waste	Rear-loaded refuse collection vehicle (usually around 26 tonnes when loaded)	2 per week, during AM	Within car park
Confidential waste	7.5t truck / van	Monthly, between 08:30 – 16:30	Within car park

Table 3.1 – Existing Servicing Activity

(Source: NHS Property Services Ltd., 2025)

- 3.1.5 NHS Property Services do not currently provide waste collection services to the existing practice.

4.0 Proposed Servicing Strategy

4.1 Overview

- 4.1.1 It is anticipated that the frequency of servicing for the new centre will remain consistent with the current centre, as per Table 3.1.

4.2 Deliveries

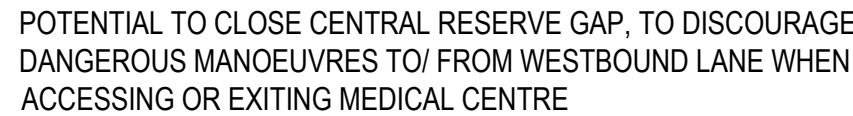
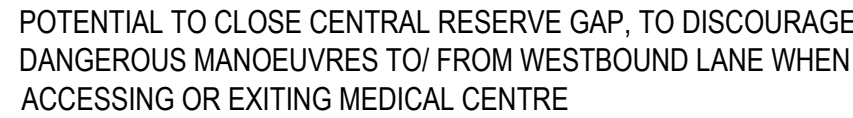
- 4.2.1 As shown within **Appendix A**, the proposed Hawthorn Medical Centre will contain an internal 3.6 x 6.5m ambulance bay / loading area, located within the proposed car park – immediately outside of the main entrance to the new building.
- 4.2.2 It is envisaged that general deliveries would be undertaken by 7.5t box vans, or similar vehicles. **Drawing 087546-CUR-XX-00-D-TP-05002** at the rear of this report demonstrates that a box van can suitably access the site via the proposed 6m-wide access from Moseley Road, before driving through the internal arrangement and reversing into the proposed ambulance bay / loading area without blocking surrounding parking bays, and then safely depart.

4.3 Waste Collection

- 4.3.1 As per by Table 3.1, general (recyclable and non-recyclable) and clinical waste is collected by refuse vehicles, while confidential waste and blood are collected by smaller vehicles.
- 4.3.2 Confidential waste and blood will be collected by vehicles using the loading area within the car park.
- 4.3.3 A secure bin compound will be provided within the site, located along the eastern side of the Medical Centre, immediately to the south of a proposed fire escape. The compound will be within the staff only section of the site.
- 4.3.4 As per the existing situation, three 1,100 litre bins will be provided within the compound: one for general waste, one for clinical waste, and one for recyclable.
- 4.3.5 NHS Property Services Ltd. expect that they will provide the waste collection service.
- 4.3.6 Medical Centre staff will be responsible for transferring waste to the bin compound and ensuring waste is sorted into the correct stream.
- 4.3.7 Refuse collection staff will drag the relevant bin(s) from the internal compound to the refuse vehicle on Moseley Road. The bin drag route is circa 12m. The route would be c. 2m wide.

- 4.3.8 Refuse collection vehicles are expected to temporarily pull up alongside the footway on the eastbound lane of Moseley Road. There are double yellow lines present in this area, along an existing bus shelter c. 20m west of the informal collection point.
- 4.3.9 **Drawing 087546-CUR-XX-00-D-TP-75001** provides an indication of the anticipated bin collection point along Moseley Road. This drawing demonstrates the proximity of the vehicle to the proposed bin storage area, as well as the availability for regular traffic to pass the stationary refuse vehicle using the southernmost lane of Moseley Road dual carriageway (eastbound).
- 4.3.10 No collections will take place from Moseley Road between 07:30-09:30 and 16:30-18:30, when traffic levels are typically highest, to minimise any impact.

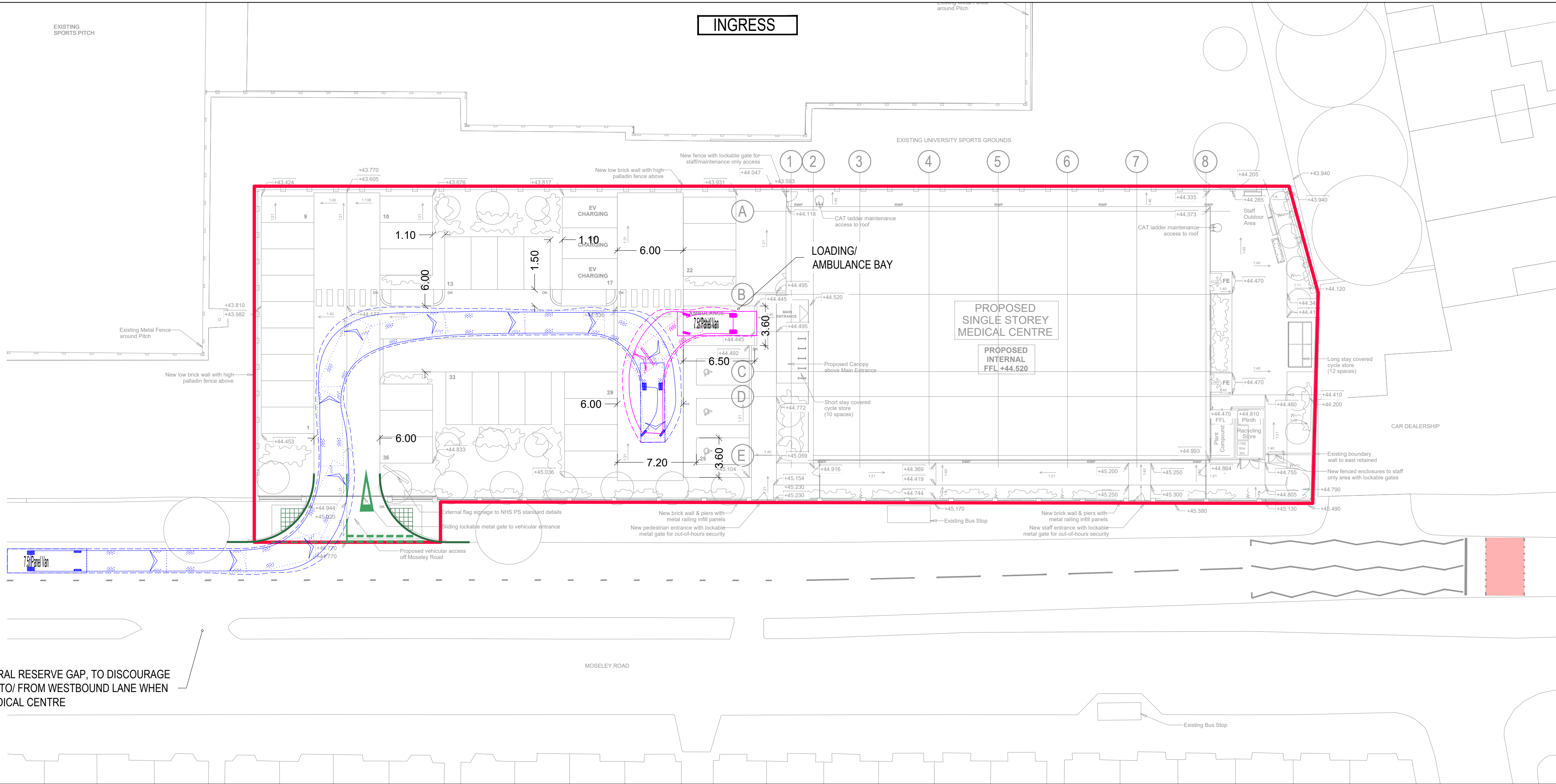
Drawings



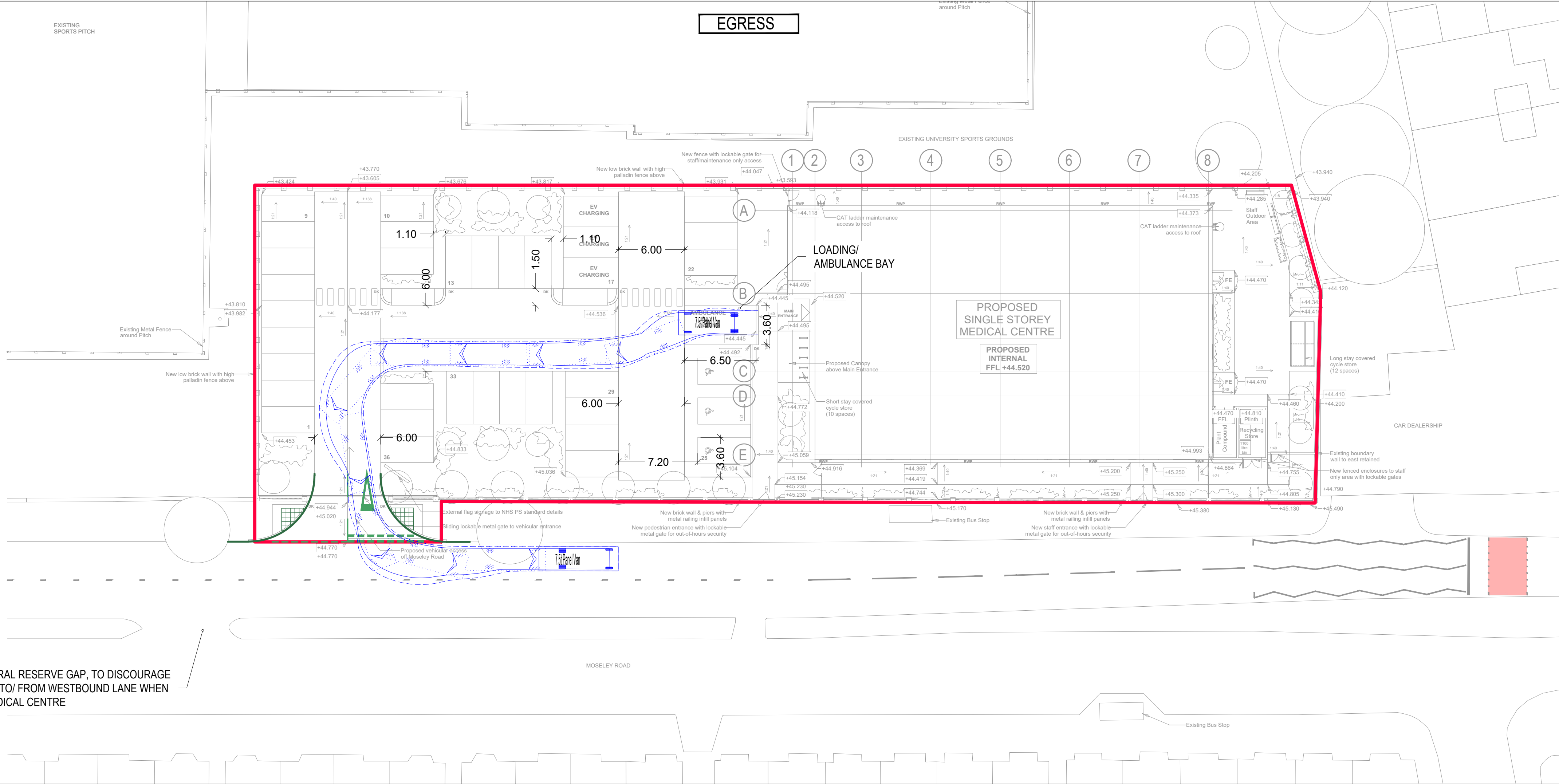
1.939m
2.114m
1.457m
1.142m
1.875m
4.00s
5.950m

Drawn By JM	Designed By JM	Checked By AH	
	Date 08/04/25	Scales @ A1 1:250	
Project No - Originator - Function - Spatial - Form - Discipline - Number			Revision
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POTENTIAL TO CLOSE CENTRAL RESERVE GAP, TO DISCOURAGE DANGEROUS MANOEUVRES TO/ FROM WESTBOUND LANE WHEN ACCESSING OR EXITING MEDICAL CENTRE



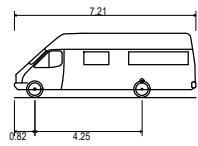
POTENTIAL TO CLOSE CENTRAL RESERVE GAP, TO DISCOURAGE DANGEROUS MANOEUVRES TO/ FROM WESTBOUND LANE WHEN ACCESSING OR EXITING MEDICAL CENTRE

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- PROPOSALS BASED ON GILLING DOD'S LAYOUT:
'HMCNMC-GDA-V1-S1-DR-A-9901_P02_Proposed Site Plan'

KEY: — INDICATIVE SITE BOUNDARY AS SUPPLIED BY GD
— PROPOSED RAISED KERB
— PROPOSED ROAD MARKINGS
— EXISTING ROAD MARKINGS

VEHICLE PROFILE:



7.5t Panel Van
Overall Length
7.25m
Overall Width
2.35m
Overall Body Height
2.54m
Min Body Ground Clearance
0.31m
Track Width
1.80m
Lock to lock time
4.00s
Kerb to Kerb Turning Radius
7.40m

P05	Layout updated	03/10/25	JM	AH
P04	Layout updated	11/06/25	JM	AH
P03	Layout updated	21/05/25	JM	AH
P02	Layout updated	14/05/25	JM	AH
Rev:	Description:	Date:	By:	Chkd:

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Status: **PLANNING**

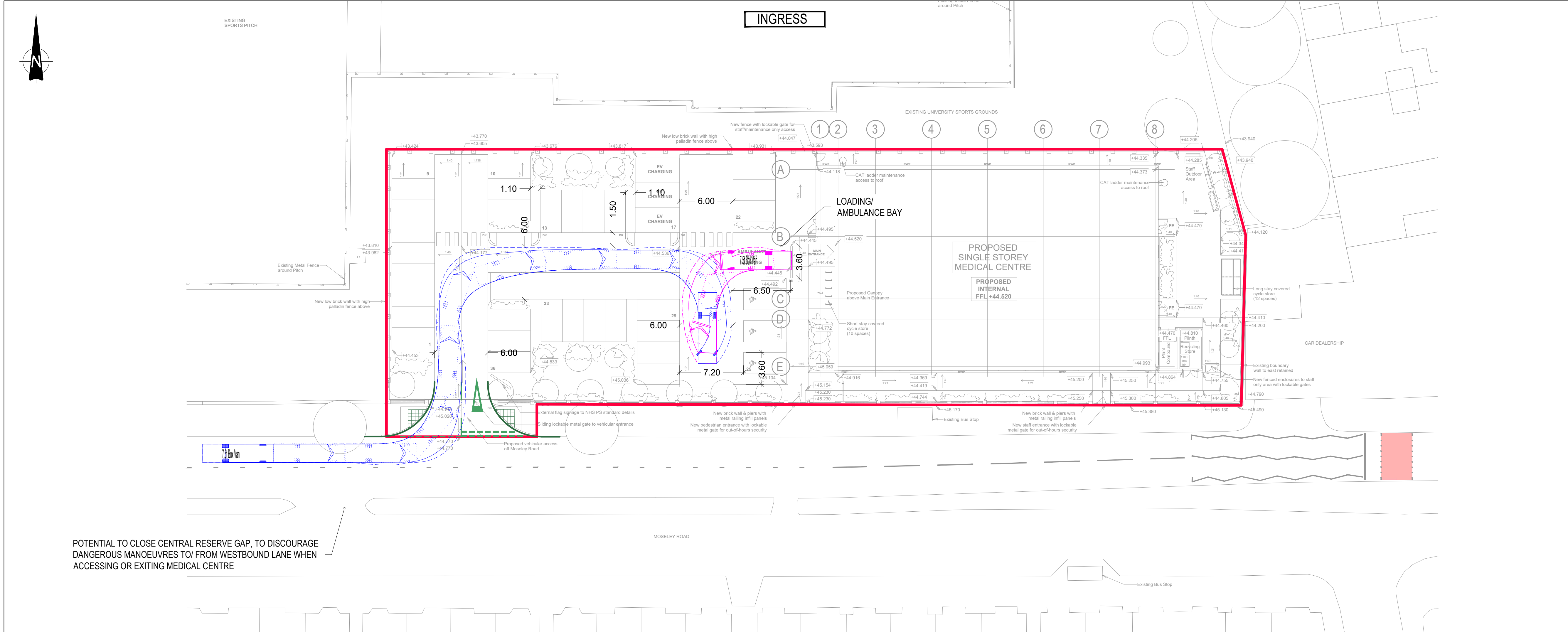
Project: **HAWTHORN MEDICAL CENTRE - MANCHESTER**

Orig Title: **SWEPT PATH ANALYSIS
AMBULANCE
(Based on 7.5t PANEL VAN)**

Drawn By JM	Designed By JM	Checked By AH
Date 08/04/25	Scale @ A1 1:250	

Project No - Originator - Function - Spatial - Form - Discipline - Number	Revision
87456 - CUR - XX - 00 - D - TP- 05001	P05

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6. PROPOSALS BASED ON GILLING DOD'S LAYOUT: 'HMCNMC-GDA-V1-S1-DR-A-9901_P02_Proposed Site Plan'

KEY:

INDICATIVE SITE BOUNDARY AS SUPPLIED BY GD

PROPOSED RAISED KERB

PROPOSED ROAD MARKINGS

EXISTING ROAD MARKINGS

VEHICLE PROFILE:

8.01m

2.19m

3.95m

0.32m

2.64m

4.00m

7.40m

7.5t Box Van

Overall Length

Overall Width

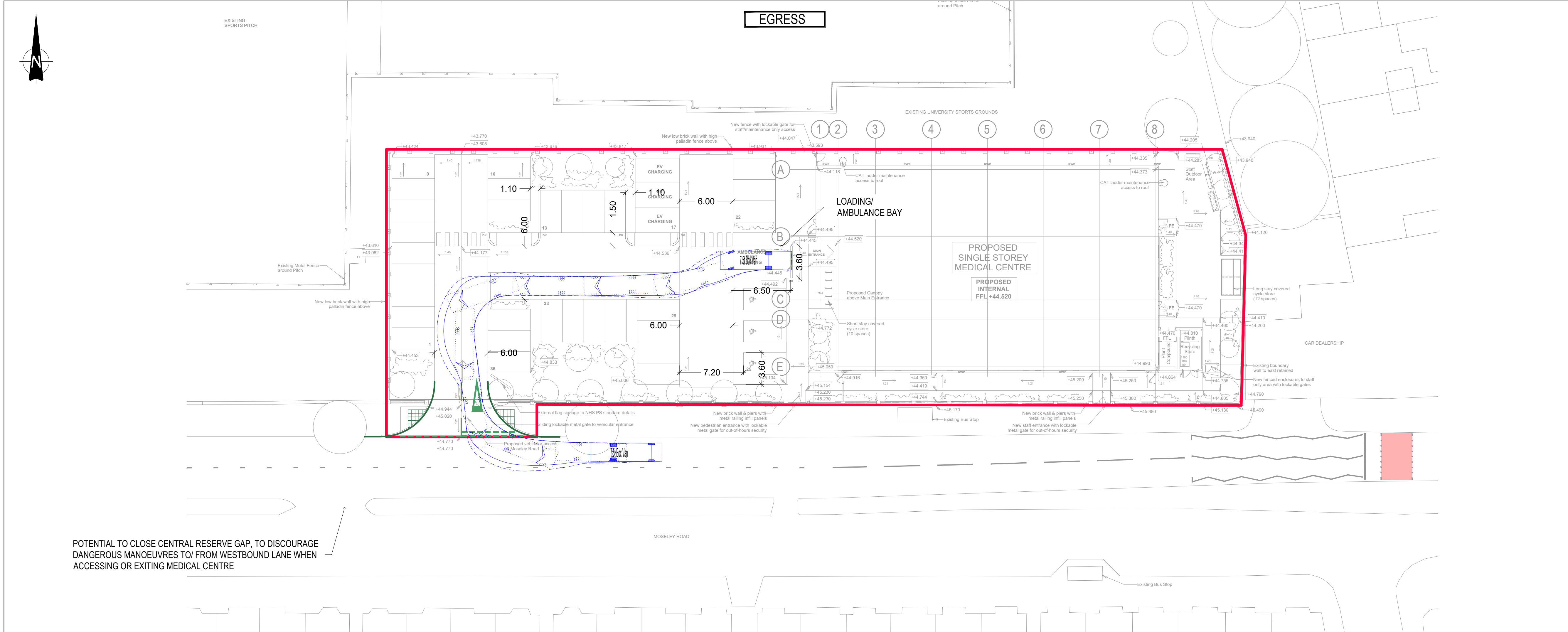
Overall Body Height

Min Body Ground Clearance

Tech Width

Lock to lock time

Kerb to Kerb Turning Radius



P05 Layout updated03/10/25JM AH

P04 Layout updated11/06/25JM AH

P03 Layout updated21/05/25JM AH

P02 Layout updated14/05/25JM AH

Rev:Description:Date:By:Chkd:

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Status:

PLANNING

Project:

HAWTHORN MEDICAL CENTRE - MANCHESTER

Orig Title:

SWEPT PATH ANALYSIS

7.5t BOX VAN

DELIVERY/ COLLECTION STRATEGY

Drawn ByJM

Designed ByJM

Checked ByAH

Date08/04/25

Scales @ A11:250

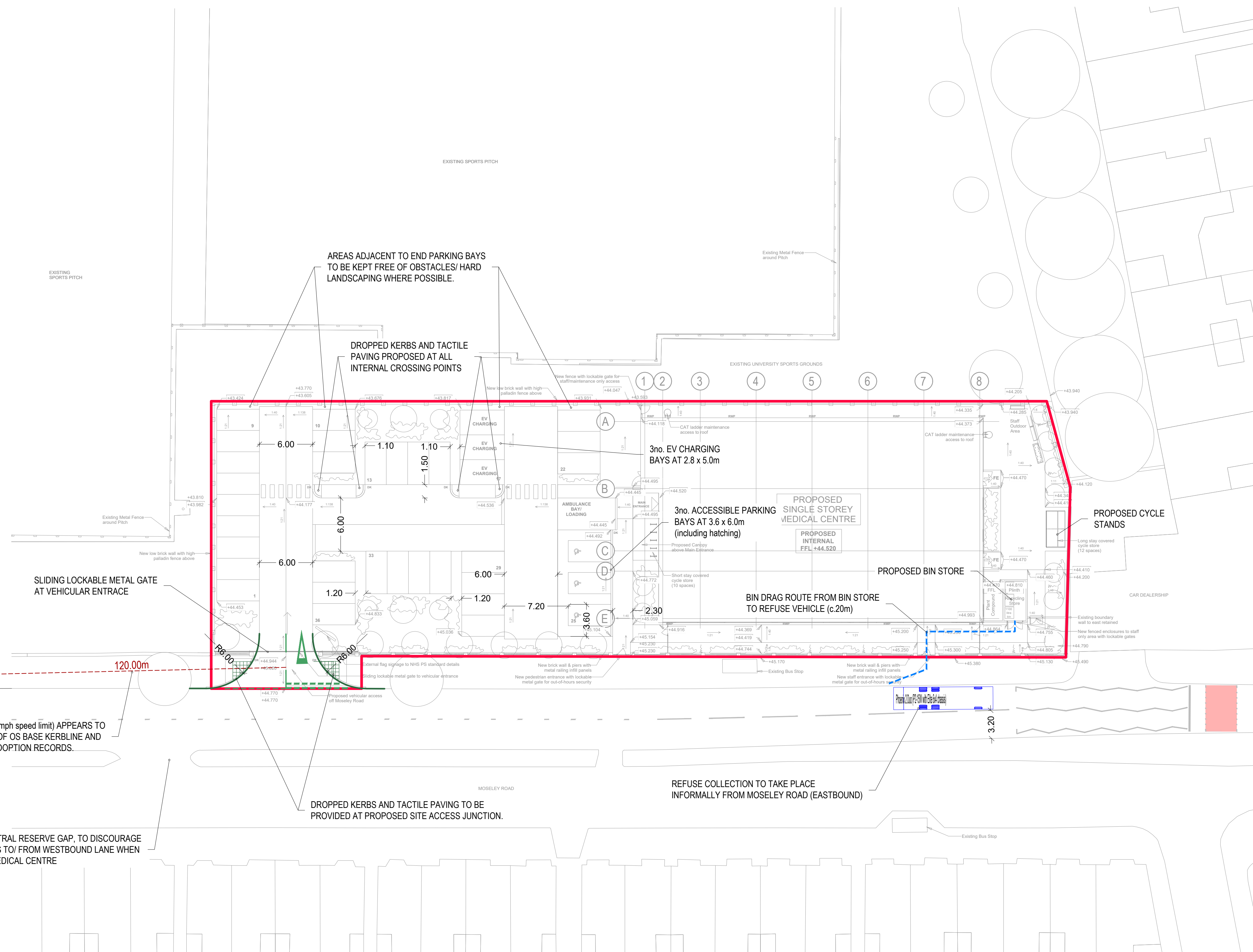
Project No - Originator - Function - Spatial - Form - Discipline - Number

Revision

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P05

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'HMCNMC-GDA-V1-S1-DR-A-9901 P02 Processed Site Plan'

KEY:  INDICATIVE SITE BOUNDARY AS SUPPLIED BY GD
 PROPOSED RAISED KERB
 PROPOSED ROAD MARKINGS
 EXISTING ROAD MARKINGS
2.40 x 120.00m PROPOSED VISIBILITY SPLAYS (for 40mph speed limit)

P04	Layout updated	03/10/25	JM	AH
P03	Layout updated	11/06/25	JM	AH
P02	Layout updated	21/05/25	JM	AH
Rev:	Description:	Date:	By:	Chkd:

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Status:	
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Status:	PLANNING
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Project: **HAWTHORN MEDICAL CENTRE -
MANCHESTER**

Drug Title:

ACCESS ARRANGEMENT &
GENERAL ARRANGEMENT

Drawn By JM	Designed By JM	Checked By AH
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	Date 08/04/25	Scales @ A1 1:250
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Project No - Originator - Function - Spatial - Form - Discipline - Number							Revision
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Appendix A – Proposed Site Layout



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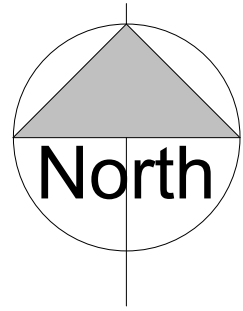
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NOTES:

Levels based on Topographical Survey Ref: 74193MCLS-01 dated 21.03.2025 by Survey Solutions.

All relevant specialist details & reports to be referred to where relevant.

Drawing to be read in conjunction with Planning drawing pack & details.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

- KEY:**
- Site Boundary
 - Existing Building/Wall
 - Proposed Building/Wall
 - Proposed Tarmac Road/Parking
 - Proposed Tarmac Footpath
 - Proposed Concrete Paving Tobermore Braemar 'Islay Rose', 300x200 Blocks
 - Proposed Dropped Kerb
 - Proposed Tactile Paving
 - Proposed Soft Landscaping/Planting
 - Existing Sports Pitches
 - Proposed Tree
 - Existing Tree Retained (subject to Highways comments)
 - Existing Tree Removed (13No subject to tree survey results)
 - Proposed Gradient
 - Proposed New Level
 - Existing Site Level

P02	MB	Updated to reflect comments received	23/09/2025
P01	SM	First Issue - Planning	16/09/2025
Rev	By	Description	Date



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Site Name:
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Manchester, M14 6PD

Project Name:
Hawthorn Medical Centre

Drawing Title:
Proposed Site Plan

Project No:	Sheet Size:	Scale:	
HMCNMC	A1	1 : 200	
Drawn by:	Checked by:	Approved by:	Revision:
SM	MB	CLS	P02

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
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