SCP
TRANSPORT PLANNING
INFRASTRUCTURE DESIGN
an RSK company

Dr Noman Ehsan

Car Park Management Plan

Ducie Arms, 424 Stockport Road, Longsight

261141

OCTOBER 2026



SCP GENERAL NOTES

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Title: Car Park Management Plan, Ducie Arms, 424 Stockport Road, Longsight

Client: Dr Noman Ehsan

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Office: Manchester

Authors	TR	**Technical Reviewer**	T Reader
Date:	06/10/26	Date:	06/10/26
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Date:	06/10/26		

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of SCP.

CONTENTS

1 INTRODUCTION 1
2 CAR PARK MANAGEMENT 2
Overview 2
Car Park 2
Car Park Access 2
Parking Space Allocation 2
Car Park Operation 3
Management and Enforcement 3

APPENDICES

APPENDIX A SITE LAYOUT PLAN

1 INTRODUCTION

1.1 This Car Park Management Plan has been prepared by SCP on behalf of Dr Noman Ehsan to discharge condition 32 attached to planning approval reference 142669/FO/2025 for the erection of a four-storey mixed use development comprising a ground floor medical centre (Class E(e)) and 9 residential apartments (Class C3) above.

1.2 The development will include a car park with parking for both the medical centre and residential uses.

1.3 Condition 32 of the planning approval is a highways related planning condition and is as follows:

Prior to the first occupation of the development hereby approved, a Car Park Management Plan detailing the allocation and management of all parking spaces shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall thereafter be occupied and operated in full accordance with the approved details.

Reason - To protect residential amenity and ensure the efficient operation of the local highway network, in accordance with policies DM1, T2 and SP1 of the Manchester Core Strategy and policy JP-C6 of the Places for Everyone Joint Development Plan.

2 CAR PARK MANAGEMENT

Overview

2.1 The development comprises a four-storey detached building providing a purpose-built medical centre on the ground and first floor with 9 residential apartments on the upper floors, with associated car parking, cycle parking and amenity space.

2.2 The proposed medical centre is to be occupied by Mediscan Diagnostic Services which delivers audiology, dermatology, ophthalmology, physiotherapy, MRI, and endoscopy services.

2.3 Four of the apartments will be used by staff associated with the medical centre. The remaining five apartments will be for rent.

2.4 The development incorporates dedicated refuse and cycle storage for both the medical centre and the residential units. An internal stairwell, lift, plant room, car parking provision, and amenity space are also included within the proposals.

2.5 A copy of the site layout plan is provided at Appendix A.

Car Park

2.6 The scheme provides a total of 13 car parking spaces within a car park accessed from Plymouth Grove. One of the car parking spaces will be a designated disabled space, with markings to indicate this.

Car Park Access

2.7 The access to the car park from Plymouth Grove will be controlled via a gate which will be operated by Medical Centre security or site security staff.

Parking Space Allocation

2.8 Four of the parking spaces will be allocated for patients visiting the Medical Centre. Patients must book appointments at the Medical Centre and there is a gap of 30 minutes between each patient therefore there should always be available spaces for patients to use. The one disabled parking space within the site will be for use by those visiting the Medical Centre.

2.9 Four spaces will be allocated to staff at the Medical Centre who will be working on site and who will live within the building, occupying four of the apartments.

2.10 The five remaining spaces will be allocated to the five remaining residential apartments that will be rented out.

Car Park Operation

2.11 Six of the car parking spaces will be tandem spaces. This will require staff to park within the rear three spaces leaving the front three spaces free for patients during the day. Staff will coordinate this arrangement with each other.

2.12 The rental apartments will each have one parking space to utilise. Spaces will not be allocated to specific apartments but will operate on a first come first served basis. Given the highly accessible location of the site, levels of car ownership amongst residents would likely be low therefore this arrangement is suitable.

2.13 Potential residents at the site will be aware of the parking availability and lease agreements will include appropriate wording to help ensure appropriate use of the car park.

2.14 Parking information will be available to patients via the website prior to their visit and information about the on-site car park will be provided to patients upon booking an appointment.

Management and Enforcement

2.15 A security guard employed for the Medical Centre will be on site and there will be CCTV covering the car park. This will ensure that the car park is used in the intended manner and any abuses of the parking protocols will be identified and action taken.

S|C|P

APPENDIX A

NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURING OR FABRICATION AND ANY ANOMALIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

STOCKPORT ROAD

HAYLEY STREET

PLYMOUTH GROVE

Pharmacy
consultation room 1
consultation room 2
disabled wc
Enclosed Platform Lift Shaftway Opening
waiting
lobby
entrance
CCTV
exit
waste
store
kitchen
wc
consultation room 4
consultation room 3
office
reception
Lift Shaft
Proposed Service Riser
FLOOR MOUNTED INLET BREACH
plant
CYCLE STORE
waste
CYCLE STORE
EV CHARGE POINT
CAR PARK SPACE 2.4m X 4.8m
CAR PARK SPACE 3.6m X 4.8m
CAR PARK SPACE 2.4m X 6m
TARMAC
TAC
CONC
RIDGE LEVEL 65.29
EAVES LEVEL 61.64
RIDGE LEVEL 56.17
EAVES LEVEL 54.88
MH 50.04
MH 49.84
MH 49.72
MH 49.59
IC 49.76
IC 49.84
IC 49.68
IC 49.78
IC 49.50
IC 49.42
IC 49.33
IC 49.29
LP
RS
GV
ST
P
G

SCALE 1:100

REV	AMENDMENTS	BY	DATE
A	FIRST ISSUE	RW	13.02.25

PLANNING ISSUE

SUBJECT TO LOCAL AUTHORITY APPROVAL

PROJECT

MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT
DUCIE ARMS
424 STOCKPORT ROAD, LONGSIGHT
MANCHESTER M12 4EX

CLIENT

DR NOMAN EHSAN

DRAWING TITLE

PROPOSED SITE PLAN

DRAWN	RW	DATE	13.02.25
CHECKED		SCALE	1:100 (A1)
APPROVED			

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