

Appendix 3.23 - LHA comments (2
Oct 2020)

LOCAL HIGHWAY AUTHORITY RESPONSE TO PLANNING CONSULTATION

Planning Application:	100400/OUT/20	Response No.:	3
Location:	Former B&Q Site, Great Stone Road, Stretford, M32 0YP		
Description:	The demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure		
Planning Officer:	Debra Harrison		
Date of Receipt:	29/09/2020	Date of Response:	02/10/2020

1 Latest 5-year planning history

91337/DEM/17	Demolition of all buildings including vacant unit. (Consultation under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
94974/OUT/18	Outline application sought for the demolition of existing retail unit and associated structures; erection of a building ranging in height from 5 to 13 storeys for a mix of uses including: 433 apartments (use class C3) and communal spaces ancillary to the residential use; flexible spaces for use classes A1, A3, B1, D1, and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure. Consent is sought for access, appearance, layout and scale with all other matters reserved. Refused permission 29/03/2019.
94209/EIASC/18	Request for a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for up to 450 residential apartments (up to 13 storeys in height)

2 The Proposals

2.1 Background to the Proposals

In the LHA's final response to application 94974/OUT/18, in accordance with comments made by TfGM, the LHA recommended a contribution of £30k for the improvement of the Great Stone Road / Talbot Road junction, based on a trip generation 57 two-way trips in the AM and 43 two-way trips in the PM. The access from Great Stone Road provided suitable visibility. The levels of residential parking

proposed was deemed sufficient. Concern was expressed for the lack of parking provision for the 1,181 m² of retail and commercial space. Concern was expressed as to the servicing of the site given that Trafford Council will only perform bin collections within 10 metres of the adopted highway.

2.2 Our Understanding of the Proposals

It is the understanding of the Local Highway Authority (LHA) that the application seeks outline approval, including access, for the demolition of an existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure. This document is provided in response to further information provided by the applicant in the document Trafford Place, Gt Stone Rd Transport Addendum 2 Sept 2020 v3.

2.3 Car Parking Arrangements

The LHA finds that the applicant has reasonably justified the shortfall of the parking provision from the maximum provision prescribed by Supplementary Planning Document 3 (SPD3), due to prevailing car ownership trends, comparisons with similar developments within Manchester and the 2011 census data. However, in order to ensure that the development does not generate any issues with on-street parking in nearby residential locations, the LHA would suggest that the following is secured:

- Parking Survey Strategy – Before the first occupation of the proposed development site, a Parking Survey Strategy will be produced identifying zones that may be susceptible to issues with on-street parking. This zones will be in line with those outlined in email correspondence between the LHA and the applicant on the 01/10/2020, see figure 1.

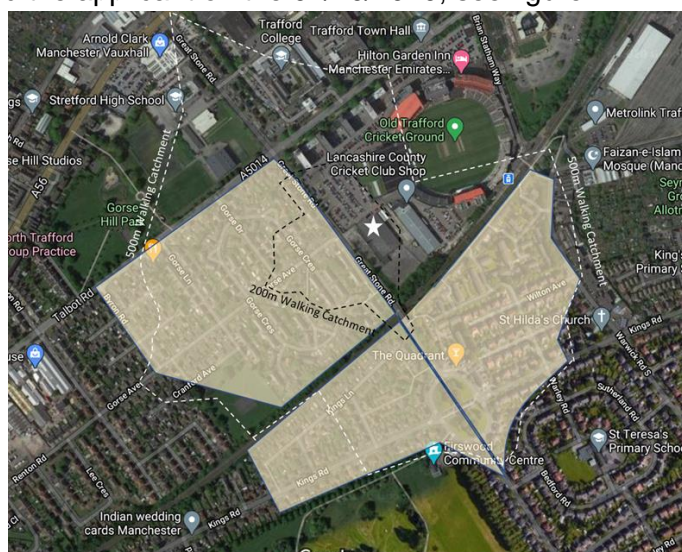


Figure 1. Walking Catchment from Site and the Proposed Areas Subject to the Parking Survey Strategy

- Initial Survey - Parking surveys undertaken within the defined zones before occupation of the proposed development site, recording the existing level of on-street parking.
- Subsequent surveys - Parking occupancy surveys will be undertaken should three or more separate complaints that can be reasonably linked to the development site be made to Trafford Council within any single 6-month period. These surveys could be required at any point from first occupation to 2-years post completion. The surveys would need to be undertaken within 6 months of the third complaint being received for that zone (subject to neutral traffic conditions).
- TRO Amendments – Following the results of any subsequent parking occupancy surveys, it may be appropriate for TROs to be amended/provided in any affected zone should it be proven that the parking complaint is reasonably linked to the proposed development.

The LHA would recommend that this matter be conditioned so that the applicant pays the full cost of any future amendments.

2.4 Accessible Parking

The LHA is concerned that the accessible parking spaces are not ideally situated so as to provide easy access to the lifts and ask that the applicant reconsider their location within the car park.

2.5 Parking Permit System

The LHA is satisfied with the parking permit system as proposed and would recommend that car park management plan be secured through a condition.

2.6 Transport Assessment

To clarify, the LHA's prior comments as to the traffic distribution figures was in relation to small arithmetical anomalies when comparing the raw data from the 2017 traffic survey and that given in traffic figures within the TA. For example, figure 3.3 within the TA gives a surveyed flow of 148 light vehicles between 16:30 and 17:30, however, assessing the survey data it appears that only 143 light vehicles were surveyed during this time period. However, given that the numbers involved are relatively small, these anomalies are considered by the LHA to be immaterial.

2.7 Framework Travel Plan (FTP)

The LHA is satisfied with the changes to the FTP as outlined in Trafford Place, Gt Stone Rd Transport Addendum 2 Sept 2020 v3.

3 Summary

In summary, the LHA have no objection to the proposals in principle, however, the LHA would suggest that the applicant needs to reconsider the location of the accessible parking and that a car park management plan be secured through a condition.



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with



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