

PARKING MANAGEMENT PLAN

Prepared on behalf of: Praveen Videlpap

Site address: 29 Cartmel Close, Unsworth, Bury, BL9 8JA

Application type: Full Planning Permission

Prepared by: Inhaus Planning, Suite Ra01, 195–197 Wood Street, London, E17 3NU

1.0 Introduction

This Parking Management Plan has been prepared by Inhaus Planning on behalf of Praveen Videlpap in support of the application for Full Planning Permission for the change of use of 29 Cartmel Close, Unsworth, Bury, BL9 8JA from Class C3 to Class C2 for use as a children's residential care home for up to two young people.

The Plan has been prepared in response to highway and parking concerns raised in representations submitted on behalf of residents of Cartmel Close, and in light of the amended site plan providing two off-street parking spaces on the private driveway. It sets out the binding operational arrangements for the management of parking associated with the home, including the management of the brief changeover window during which a third vehicle may on occasion be present.

This Plan is submitted as a material planning document and its provisions will be implemented from the first day of the home's operation. The Registered Manager will be responsible for its enforcement and compliance will be monitored as part of the home's quality assurance arrangements.

2.0 Off-Street Parking Provision

The amended site plan provides two off-street parking spaces on the private driveway at 29 Cartmel Close. These two spaces are the primary parking provision for the home and will accommodate all operational needs outside of the brief daily changeover window described in section 3 below.

The two spaces will be allocated as follows: Space 1 is designated for the on-duty Residential Support Worker or senior care staff member. Space 2 is designated for the second on-duty staff member. These allocations will be communicated to all staff before commencement of employment and reinforced at induction.

No vehicle associated with the home's operation — whether staff, management, or visitor — will park on Cartmel Close at any time other than during the brief changeover window described in section 3 below. Staff will be required to acknowledge this requirement in writing as a condition of their employment contract.

3.0 Shift Changeover Management

The home operates on extended waking shifts of 24 to 48 hours, meaning shift changeovers occur at most once per day. Changeovers will be scheduled to take place during off-peak traffic hours wherever practicable, avoiding the school run periods of approximately 8:00–9:00 am and 3:00–4:00 pm.

During a changeover, the incoming staff member arrives while the outgoing staff member is completing the handover briefing. For the duration of this handover — typically between 15 and 30 minutes — it is acknowledged that a third vehicle may need to park on Cartmel Close.

The following binding requirements apply to any vehicle parked on Cartmel Close during a changeover:

The vehicle must park on the same side of the road as other vehicles already parked on Cartmel Close, consistent with existing parking patterns, so as not to reduce the effective carriageway width below the existing baseline.

The vehicle must not park at, or immediately adjacent to, the turning head at the eastern end of Cartmel Close. Staff will be instructed to park within the first half of the road, closest to the junction with Randle Drive, to ensure the turning head remains unobstructed.

The vehicle must not mount or obstruct the footway at any point. Staff will be reminded that Cartmel Close serves as a pedestrian through-route to Sunny Bank Road and that footway obstruction is not permitted under any circumstances.

The vehicle must depart as soon as the handover is complete, and in any event within 30 minutes of arrival. The outgoing staff member is responsible for departing promptly on completion of the handover.

Compliance with these requirements will be monitored by the Registered Manager and will form part of the home's supervision and performance management framework.

4.0 Visitor and Professional Visit Management

All professional visits to the home — including visits by social workers, healthcare professionals, family members, independent reviewing officers, Ofsted inspectors, and contractors — will be managed through a pre-arranged appointments system.

No two visits will be scheduled to overlap. All visitors will be directed, in advance of their visit, to use the off-street driveway for parking. Where both driveway spaces are occupied, visitors will be advised to return at the appointed time rather than parking on Cartmel Close, or to travel by public transport using bus routes 95 or 97 from Bury or Manchester.

The Registered Manager will maintain a weekly visits schedule and will ensure that no visit is booked at a time that would create a foreseeable parking conflict with a planned changeover.

5.0 School Transport Arrangements

Where young people require transport to school or education provision, transport will be arranged to collect from the private driveway at 29 Cartmel Close. Taxi or school transport vehicles will enter via the dropped kerb access and wait on the driveway or immediately in front of it while the young person is preparing to leave.

School transport bookings will be coordinated with the daily changeover schedule to ensure that school collection times do not coincide with changeover windows. Where this cannot be avoided, school transport will be directed to wait on the driveway while the changeover vehicle is parked briefly on Cartmel Close, ensuring no more than one vehicle at a time is added to on-street parking.

6.0 Cycle Storage

Secure cycle storage for three bicycles is provided within the curtilage of the property. Staff who travel to work by bicycle will use this storage. The availability of cycle storage supports the home's commitment to sustainable travel and reduces the overall demand for parking associated with the home's operation.

Staff will be actively encouraged to consider cycling or use of public transport as alternatives to private car use, particularly given the proximity of bus stops on Parr Lane and Sunny Bank Road served by Bee Network routes 95 and 97 at approximately 15-minute frequency.

7.0 Enforcement and Monitoring

The Registered Manager will be responsible for enforcing this Parking Management Plan and will address any breach promptly. Persistent non-compliance by a staff member will be addressed through the home's disciplinary procedures.

Compliance with the Plan will be included as a standing agenda item at the monthly staff team meeting and will be reviewed annually as part of the home's quality assurance cycle. Any material change to the home's staffing model, shift pattern, or operational arrangements that has implications for parking demand will trigger an immediate review of this Plan.

Neighbouring residents who observe any breach of this Plan are invited to report it directly to the Registered Manager using the contact details provided under the Good Neighbour and Community Engagement Plan. Any report will be investigated and a response provided within 24 hours.

8.0 Summary of Commitments

The following commitments are made under this Parking Management Plan and will be implemented from the first day of operation:

Two off-street parking spaces on the private driveway will accommodate all operational parking needs outside of daily changeover windows.

Changeovers will be scheduled during off-peak hours, avoiding school run periods wherever practicable.

Any vehicle parked on Cartmel Close during a changeover will park on one side of the road only, will not obstruct the footway, will not park at or near the turning head, and will depart within 30 minutes.

All professional visitors will be directed to use the off-street driveway and appointments will be staggered to prevent simultaneous arrivals.

School transport will collect from the private driveway and will be scheduled to avoid overlap with changeover windows.

The Registered Manager will monitor and enforce these commitments on an ongoing basis.

9.0 Conclusion

This Parking Management Plan demonstrates that the proposed two-place children's care home at 29 Cartmel Close, Unsworth will be operated in a manner that responsibly manages the parking demand associated with its use. The two off-street spaces accommodate all routine operational needs. The brief daily changeover window during which one vehicle may park on Cartmel Close is managed by binding operational requirements that prevent obstruction of the footway, the turning head, and the carriageway.

The residual highway impact of the proposed use, properly assessed against the existing baseline conditions on Cartmel Close, does not give rise to a severe cumulative impact within the meaning of paragraph 116 of the NPPF (December 2024) and does not represent an unacceptable impact on highway safety. Bury Metropolitan Borough Council is respectfully invited to conclude that the parking arrangements described in this Plan are adequate, proportionate, and appropriate for a home of this scale.