

<b>Application Reference:</b>	<b>DC/085968</b>
<b>Location:</b>	1 Alpine Road Portwood Stockport SK1 2NL
<b>PROPOSAL:</b>	Erection of a terrace of 3No. two storey, two bedroom, three person dwellings and 1No. single storey, two bedroom, four person CAT3 dwelling with associated parking and hard/soft landscaping.
<b>Type Of Application:</b>	Full Application
<b>Registration Date:</b>	20.07.2022
<b>Expiry Date:</b>	
<b>Case Officer:</b>	Daniel Hewitt
<b>Applicant:</b>	Stockport Homes Group
<b>Agent:</b>	Dash Architecture

### **REPORT UPDATE - 04 JULY 2023**

Since the report on the application was published, a number of matters have arisen that committee members as decision makers, need to be aware of - summarised as follows:

1. A further written objection has been received from a local resident who spoke at Central Area Committee summarising their concerns.
2. Following the site visit on 03 July 2023, the Council's Highway Engineer has clarified the position on the proposed necessary Traffic Regulation Orders, the scope of the Road Safety Around Schools scheme referenced by objectors and the question of whether there would be any net loss of on-street parking spaces arising from the development.

Each matter is discussed in turn below.

#### **1. Further written objection**

A further written objection has been received from a local resident who had already objected to the application and spoke at Central Area Committee:

*"As suggested at the Area Committee, I believe a redesigned proposal with additional car parking provision could be a potential solution. Below is a summary of the parking objections which may assist your discussion in advance of the Planning Committee.*

- *Current revised proposal suggests 9 additional parking spaces (inc. 3 public spaces). The original proposal had 6 spaces (3 outside the cat 3 property) and a further 3 on Mountain St, possibly intended for use by the 3 x 2 bed*

houses and what appears to be 2 waiting areas. The communication with Stockport Homes at the time was that tenants parking their vehicles out of sight of their home was unlikely to be a desirable option. The cat 3 property is also likely to have visits from support agencies, so existing spaces are likely to be well utilised with no extra capacity.

- *The revised proposal of 9 parking spaces doesn't take account of the current parking on Mountain St that can accommodate 8-9 vehicles subject to size by parking along the side and end of the road. The loss of these spaces means that in reality there is no extra parking being provided.*
- *The proposal to improve the corner where Mountain St meets Alpine Rd with tactile paving and road markings further reduces existing parking.*
- *On road parking outside the 3 x 2 bed houses is limited and impacted by double yellow lines on the corner of Alpine Rd / Newbridge Lane.*
- *The significant congestion and access for residents / emergency vehicles at school drop off / pick up times and during school daytime events is an ongoing concern which is likely to be made worse by the existing proposal.*
- *Traffic in the area has increased since the closure of Millgate to through traffic near to the market. Traffic at busy times can now queue from St Mary's Way traffic lights along Newbridge Lane to the bingo hall. This could increase with the proposal for 500 apartments on the former Sainsbury's site.*

*Finally, as mentioned at the Area Committee regarding 'road safety around schools'. Please see below a response I received from Noel Nhengu, Traffic Engineer based at Stopford House in July 2022, when discussing the parking permit scheme. At the time it was regarding the plan for double yellow lines on the corner of Mountain St and Alpine Rd and single yellow lines from the turning point at the top of Alpine Rd: "Once the single yellow line is installed, the southerly side of Alpine Road will have 72.5m of unrestricted kerbside parking, enough for up to 12 vehicles instead of 15 (a reduction of 3). The single yellow line will not be in operation at all times, and will therefore, supplement parking needs when not operative. Mountain Street will have roughly 25m of unrestricted kerbside on each side, enough to park up 8 vehicles. This would be a reduction of 2 vehicles. Proposed 16.5m single yellow line (Mon-Fri, 8-9.30am & 2.30-4pm) on the westerly side of Alpine Road to tie in with double yellow lines at the turning head." It is unclear whether this scheme is still proposed as it will have a further impact and a reduction on the existing and future parking provision. I believe this information may have been included in a report to the Area Committee in March."*

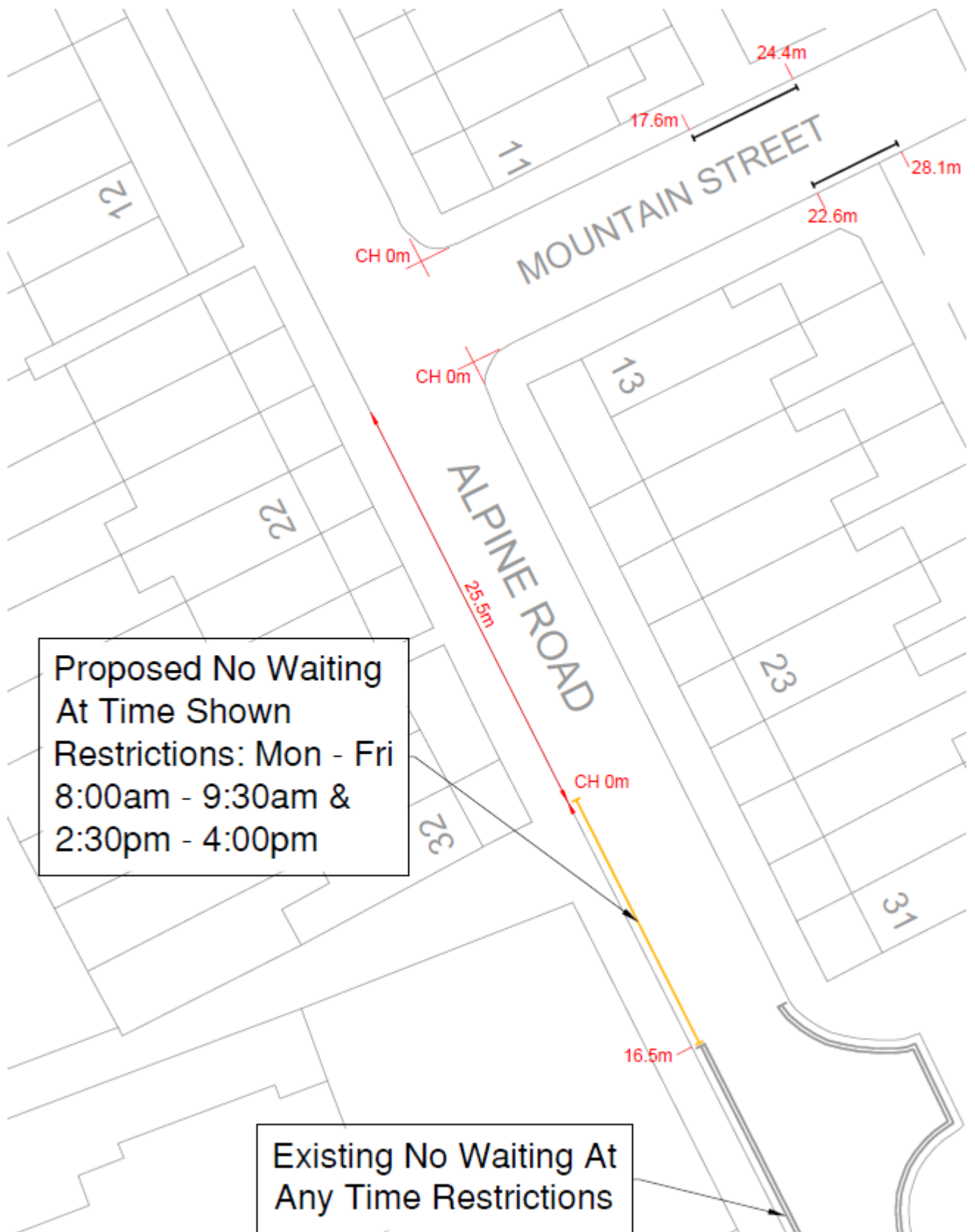
## **2. SMBC Highway Engineer clarification**

The Council's Highway Engineer has provided the following clarification in response to the additional objection detailed above and questions asked by members during the site visit on 03/07/23:

The Road Safety Around Schools scheme has had committee approval and includes proposals to provide:

- 1) A single yellow line on Alpine Road
- 2) Access protection markings on Mountain Street

These are shown on the plan below:



As outlined in my consultation response, I consider parking restrictions should be provided on Mountain Street to ensure the turning area is kept and around its junction with Alpine Road. This would be along the lines indicated on the plan below. The restrictions at the junction should not result in the loss of any parking.

On Mountain Street, the markings and the highway amendments will result in the loss of 3 existing on-street parking spaces compared with the approved scheme. 3 replacement spaces, however, will be provided for residents to use and therefore there will be no net loss.

