

CONDITION DISCHARGE

Manchester Quays Ltd

MANCHESTER GOODS YARD
ST JOHN'S, MANCHESTER

September 2021

VN81132

Discharge of Pre-Occupation Condition 35
Taxi and Ad-Hoc Drop-off and Pickup

Report control

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- Dwg SJQ-600-CTA-XX-L00-DR-A-20002 - Ground Floor and General Layout
- Dwg SJQ-099-EXA-XX-L00-DR-L-000100 - Public Realm Plan

1 Drop-off /Pickup – Discharge of Condition 35

Introduction

- 1.1 Vectos have been advising Manchester Quays Developments (MGY) Ltd in support of the development known as Manchester Goods Yard at St Johns, Manchester. The development benefits from Planning Permission (121511/FO/2018) for a building of three distinct blocks up to eleven storeys in height providing 34,250 sq m (GIA) of office space with flexible commercial uses at ground level.
- 1.2 Since planning approval there have been a number of Non Material Amendments to the Planning Permission. This Technical Note is presented to discharge **Condition 35** which states:

Condition 35

Prior to the first occupation of any phase of the development, a detailed strategy for visitor pickup and drop-off locations, ad-hoc drop-off residential deliveries and the design and locations of all taxi areas for that phase shall be submitted to and approved by, the City Council, as local planning authority.

- 1.3 This development is also supported by a Transport Assessment and a Waste and Servicing Strategy Report also prepared by Vectos.
- 1.4 For clarity, MGY has no residential element. The adjacent building Tower 1 has planning approval for 390 co-living units (870 beds), public and private amenity space and ground floor commercial space. It has two basement levels adjacent to the MGY Basements but there is no connection between them.
- 1.5 To the south of MGY is No. 1 Grape Street which is a commercial office building.
- 1.6 The general layout of the MGY and the adjacent Tower 1 and No. 1 Grape Street is shown in Chapman Taylor drawing **SJQ-600-CTA-XX-L00-DR-A-20002**.

2 DEVELOPMENT PROPOSALS

Introduction

- 2.1 MGY will provide a building of three distinct blocks up to eleven storeys in height providing 34,250 sq m (GIA) of office space with flexible commercial uses at ground level. The main occupiers will be Booking.com with other tenants including Cloud Imperium Games.



- 2.2 The Nett Internal Area for MGY is:

- Office: 26,578 m² (NIA)
- Retail: 2,646 m² (NIA)

- 2.3 MGY also benefits from a basement car park over two levels.

Access & Parking

- 2.4 Basement car parking will be provided in both basement level car parks underneath the Manchester Goods Yard site. The basement car parks will be accessed from Water Street and provide 308 spaces of which 17 are disabled spaces and 31 are electric charging spaces. In addition, there is a link at Basement Level -1 through to the Basement parking area of the Globe and Simpson site.
- 2.5 4 spaces will be allocated for Enterprise Car Club Spaces which are available for use by occupiers of St Johns.
- 2.6 Access for cars entering the basement car park is allocated to specific occupiers of St Johns and is controlled with a Roller Shutter operation. Cars can enter either automatically via number plate recognition for regular drivers, key fobs or there is a telecoms unit to a control room to permit access manually.
- 2.7 There is no intention that the general public, taxi drivers or deliveries or drop-offs will be able to access the MGY Basement.

Servicing Routes

- 2.8 The Servicing Strategy for MGY and the adjacent Buildings has been described previously in the Discharge of Condition 32.
- 2.9 MGY is served by two service routes as indicated below in **Figure 2.1**. These service routes are private roads that will not be adopted and will be controlled by automatic bollards. The access controls will have number plate recognition for regular delivery vehicles and an intercom system, manned 24/7 to permit other drivers' access. These routes are not accessible by taxis or for visitor drop-off/pickups. The service route to the rear of Tower 1 would be available for residential deliveries.
- 2.10 These service routes would be subject to a 5mph speed limit and are monitored by the CCTV.

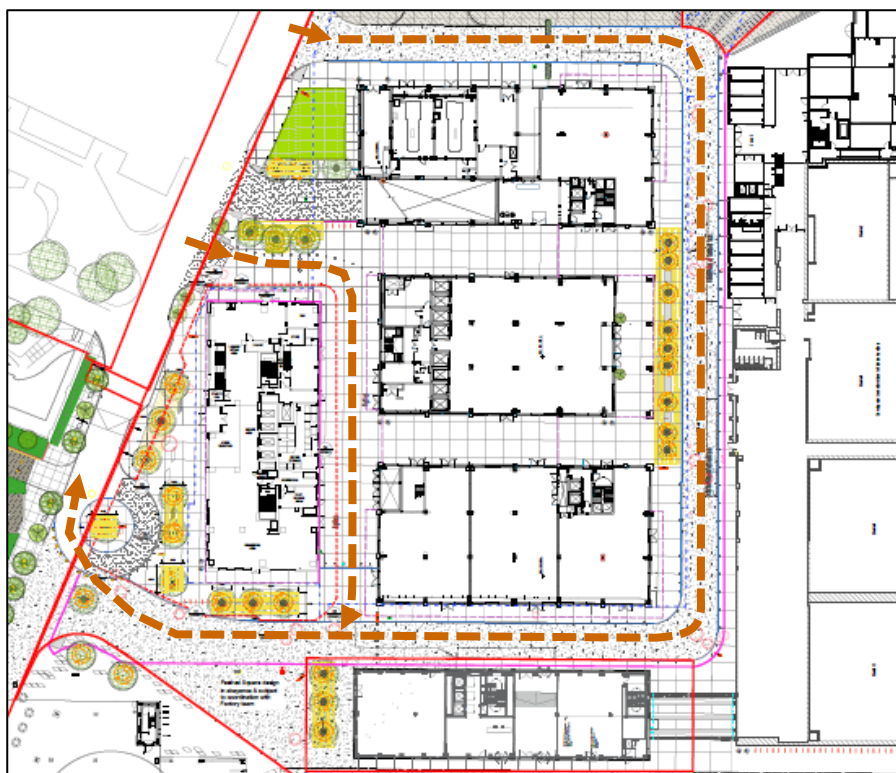


Figure 2.1 Service Routes

Drop-off /Pickup Facilities

- 2.11 The any visitors to MGY arriving by taxi or are looking to be dropped off or picked up are expected to approach from Water Street.
- 2.12 As shown in **Dwg SJQ-099-EXA-XX-L00-DR-L-000100**, Water Street is a cul-de-sac for general traffic and vehicles approaching from Quay Street can drive and u-turn at a turning circle on Water Street to the west of MGY. At this location the design of the road layout allows for taxis to drop-off and pickup without blocking the highway and other cars can pass. However in this location, there is no taxi rank, and the proposed Traffic Regulation Orders will specify that no waiting is permitted.
- 2.13 In front of Tower 1 there is a lay-by available for two cars to park. It is proposed that these would offer parking for a limited time period offering a dedicated short stay facility for drop-offs/pickups and quick deliveries.

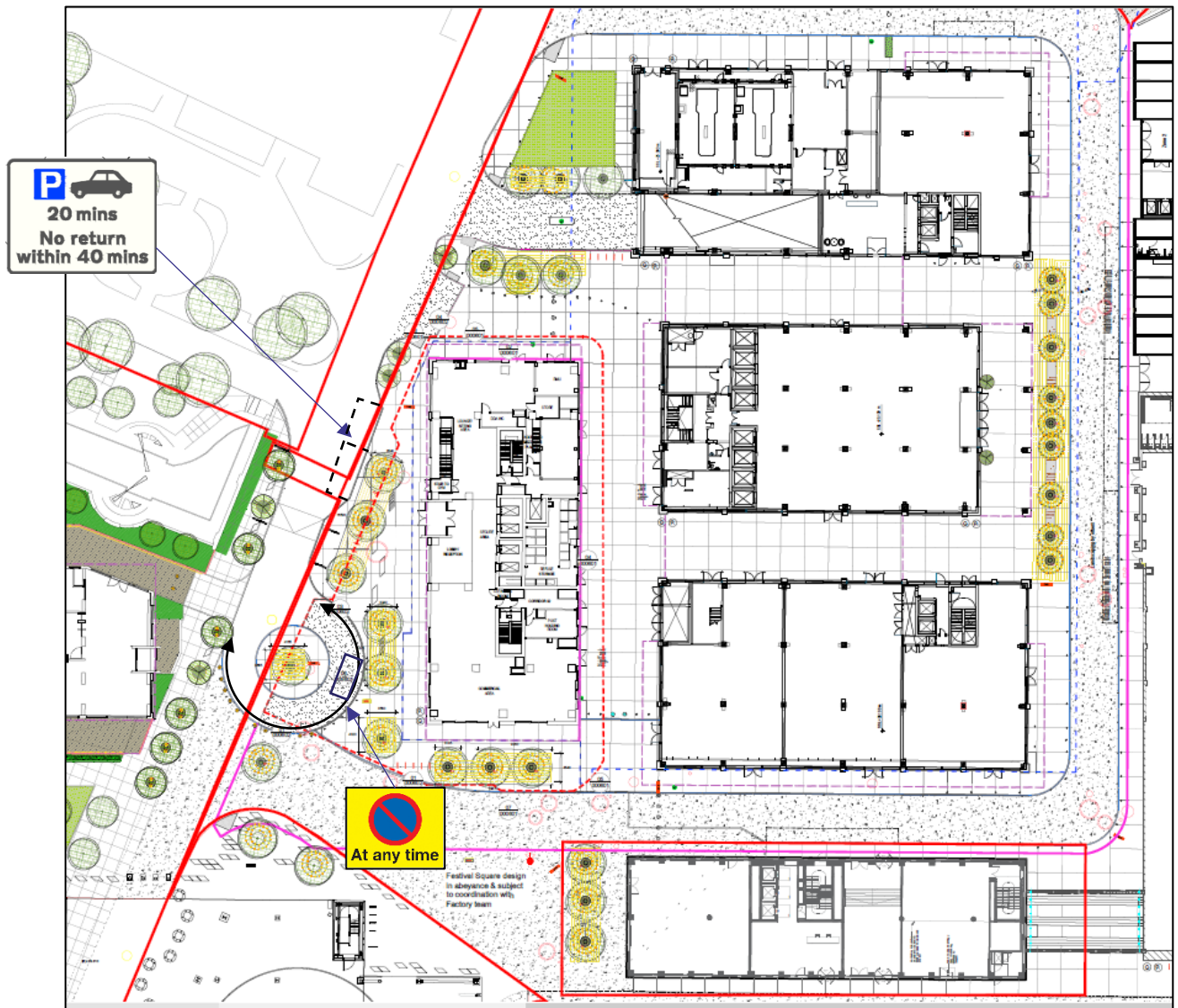


Figure 2.2 Water Street Drop-off-Pickup and Short Stay Parking

- 2.14 The layout and design of this turning facility will be subject to a Section 278 Agreement and is not delivered as part of the MGY development.

Taxi Ranks

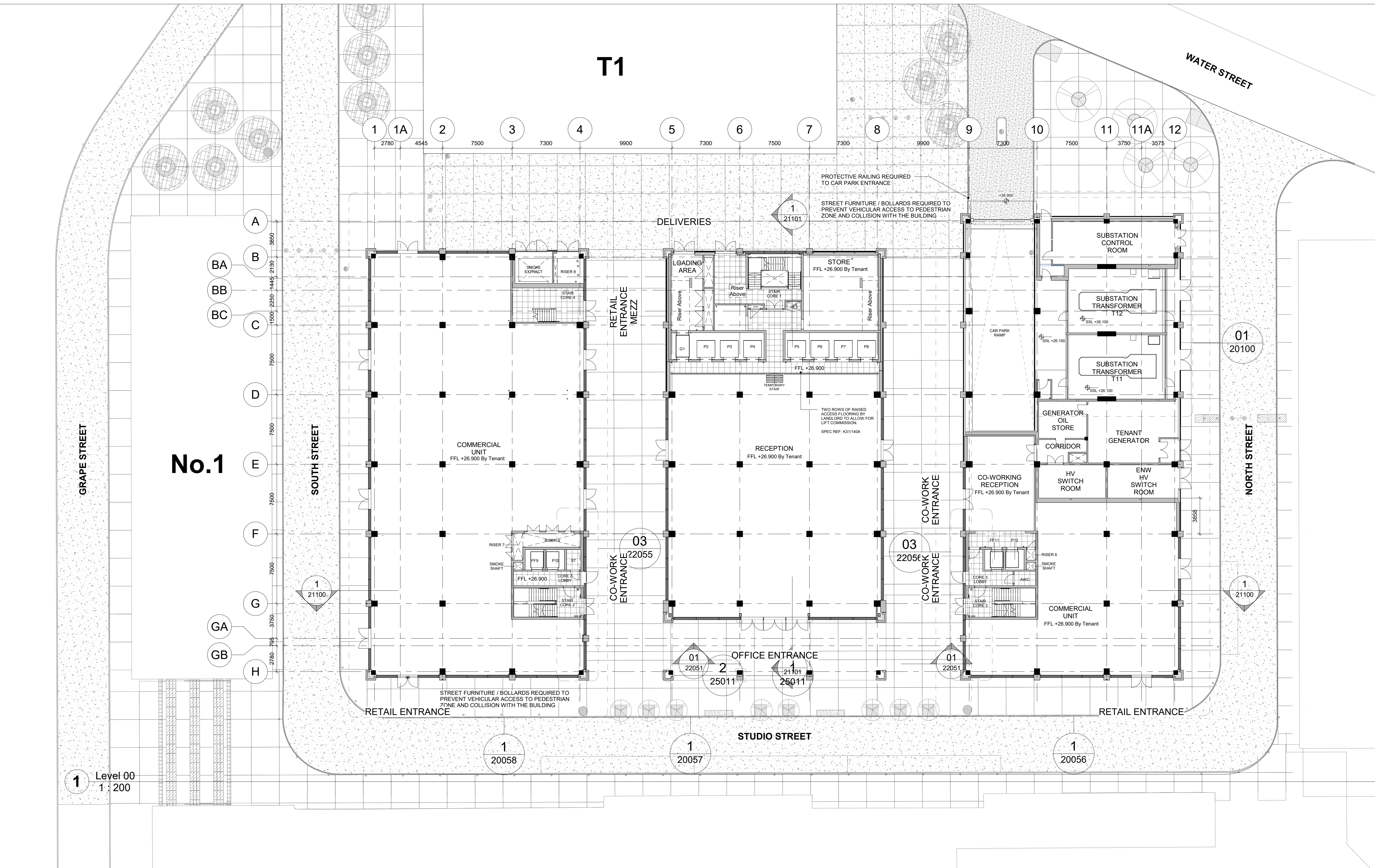
- 2.15 If occupiers need a Taxi Rank, there is a 3 vehicle rank on Byrom Street (c.300m distant) and on Liverpool Road a 5 vehicle rank (c.400m) both operating 24hours.

3 Discharge of Condition 35 – Drop-off/Pickup

Conclusion

- 3.1 This Technical Note has set out the strategy for Drop-off/Pickup facilities available to occupiers of MGY to discharge **Condition 35**.
- 3.2 It has clarified that there is no residential element for MGY, but the adjacent Tower 1 is a residential co-living apartment development.
- 3.3 It has shown that visitors to MGY would benefit from taxis being able to drop-off and pick up from Water Street. Here there is a Turning Circle which has been designed so that vehicles such as taxis can drop-off or pick-up passengers without blocking the highway although there is no waiting there and no taxi rank. There is also a short stay lay-by for two cars in front of Tower 1 which offers an alternative short stay space.
- 3.4 The highway layout for Water Street where these facilities will be provided via a Section 278 agreement.
- 3.5 Occupiers will also benefit from six on-street short stay pay and display spaces on Water Street to the north of the site should they be required. For occupiers needing to access a Taxi Rank there are ranks at Byrom Street and on Liverpool Road less than a 10 minute walk away.
- 3.6 This Technical Note has set out the detailed strategy for visitor pickup and drop-off locations and locations of taxi areas for MGY. For clarity we have also explained the strategy for ad-hoc drop-off residential deliveries for Tower 1 although this is subject to a separate application.
- 3.7 This Technical Note therefore discharges Condition 35.

Drawings



NOTES:

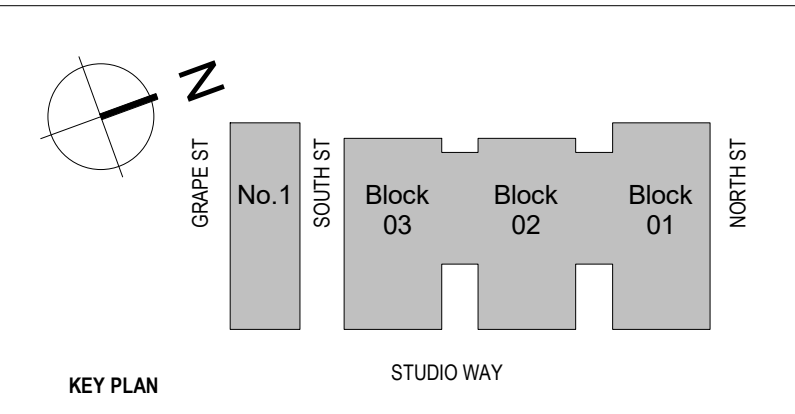
For 1:200 GA Plans refer to 20 series drawings (20000 - 20013)

For 1:500 GA Plans refer to 20 series drawings (20050 onwards)

For Fire Strategy drawings refer to 09 series drawings

Drawings to be read in conjunction with CT NBS SJQ-600-CTA-XX-ZZ-SP-A-00001

LEVEL	SSL (AOD m)	FFL (AOD m)	RAF ZONE (mm)
09	+66.600	+66.750	150
08	+62.735	+62.885	150
07	+56.545	+59.020	475
06	+54.530	+55.005	475
05	+50.515	+50.990	475
04	+46.500	+46.975	475
03	+42.485	+42.960	475
02	+38.470	+38.945	475
01	+34.455	+34.930	475
NZ	+30.465	+30.915	450
00	+26.100	+26.900	800
B01	+22.550	+22.550	0
B02	+19.800	+19.800	0



NOTES

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REV	DATE	BY	DESCRIPTION	CHK'D
R01	07.05.21	AE	FINAL CONSTRUCTION ISSUE	SC/MMD

PROJECT STATUS
FINAL CONSTRUCTION ISSUE

CLIENT
ALLIED LONDON

PROJECT
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DRAWING TITLE
GENERAL ARRANGEMENT PLAN - GROUND FLOOR PLAN

Scale 1:200 @ A1

INTERNAL JOB NO. 261MGY
ISSUE DATE NOVEMBER 2018
ORIGINATOR AE
VOLUME 10
LEVEL L00
TYPE DR A
ROLE 20002
NUMBER R01
CHECKED BY MD

PROGRAMME ID | PROJECT ID | ORIGINATOR | VOLUME | LEVEL | TYPE | ROLE | NUMBER | REVISION
SJQ 600 CTA XX L00 DR A 20002 R01

KEY
Existing hard landscape

- [illegible]

P13	STAGE 2 COORDINATION	02.06.2021
P12	STAGE 2 COORDINATION	10.03.2020
P11	UPDATED PLOT BOUNDARY	25.02.2020
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P04	STAGE 2 COORDINATION	16.09.2019
P03	STAGE 2 COORDINATION	03.09.2019
P02	STAGE 2 COORDINATION	23.08.2019
-	INITIAL ISSUE	12.08.2019
Rev	Description	Date

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Drawing title

ST JOHN'S PUBLIC REALM
MASTERPLAN

Drawing number	Revised
SJQ-099-EXA-XX-L00-DR-L-000100	P1

Revision
P13

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