

The Moxy Hotel, Manchester

Servicing and Access Strategy

Client:	KE Hotels	Job No:	J323685
Date:	19 November 2021	Approved by:	ME
Prepared by:	LJ		

1. Introduction

1.1 Preamble

- 1.1.1 This Servicing and Access Strategy (SAS) has been prepared by Mode Transport Planning ('Mode') on behalf of KE Hotels (the 'Hotel Operator') for The Moxy Hotel on Atkinson Street, Manchester City Centre.
- 1.1.2 The requirement for an SAS was set out in Condition 6 attached to the planning permission (Ref: No. CDN/21/0226) for the new Hotel. The wording of Condition 6 states that:

"No part of the development shall be occupied unless and until details of:

a) A servicing strategy (deliveries, collections and ad-hoc maintenance) to detail final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading

b) An events management strategy, should the hotel undertake conferencing and events.

c) A drop off and pick up strategy for hotel guests.

Have been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use."

- 1.1.3 This SAS will provide the requested details in the above condition and be implemented by the Hotel Operator, at all times.

2. Servicing Strategy

2.1.1 As required in **Part A** of Condition 6, the following details are provided:

- Frequency of Deliveries
- Vehicle Dimensions
- Location for Loading/Unloading

2.2 Frequency of Deliveries

2.2.1 The hotel will have in the region of 35no. deliveries per week comprising linen, food, drink, cleaning materials and stationery. This equates to approximately 5no. deliveries on a typical weekday, which can occasionally rise to 8no. deliveries per day during busy periods.

2.2.2 There will be approximately 2no. refuse collections per week.

2.3 Vehicle Dimensions

2.3.1 **Table 2.1** provides the typical delivery and servicing vehicle dimensions which will be used by the Hotel.

Table 2.1 : Servicing and Delivery Vehicle Dimensions

Type	Anticipated Vehicles	Approximate Vehicle Dimensions
Daily Deliveries	Car Van	3.5m (L) x 2.1m (W) x 2.4m (H)
Daily Deliveries	3.5t Van	5.9m (L) x 2.5m (W) x 2.8m (H)
Daily Deliveries	7.5t Box Van	8.4m (L) x 2.5m (W) x 3.5m (H)
Refuse Collection	Refuse Collection Vehicle	11.2m (L) x 2.5m (W) x 3.8m (H)

2.4 Location for Loading / Unloading

2.4.1 Deliveries made by a car van, and 3.5t van or similar will utilise Sidney Street/ Tivoli Street. The location of these streets in relation to the Hotel are shown on **Drawing J32-2785-PS-001** attached in **Appendix A**.

2.4.2 Deliveries made by a 7.5t Box Van or larger, will utilise either the existing or the proposed loading areas on Hardman Street, or the existing loading area on Deansgate opposite the Atkinson Street Junction. The location of the loading areas in relation to the hotel are shown on **Drawing J32-2785-PS-001** attached in **Appendix A**.

- 2.4.3 As previously agreed with Manchester City Council (MCC) Highways, refuse collections would be made from Hardman Street, utilising the proposed loading area adjacent to the junction of Hardman Street/ Sidney Street which was and provided as part of the adjacent Courthouse development. The location of the loading area in relation to the hotel is shown on **Drawing J32-2785-PS-001** attached in **Appendix A**.
- 2.4.4 The Hotel Operator will manage deliveries and, where possible, minimise their occurrence during the weekday AM and PM peak periods.

3. Events Management Strategy

- 3.1.1 The Hotel does not have conferencing and events facilities; therefore, no events will be hosted. No details in response to **Part B** of Condition 6 are therefore required and an Events Management Strategy is not necessary.

4. Guest Pick-Up / Drop Off Strategy

- 4.1.1 As required in **Part C** of Condition 6, the following details are provided:

- Pick-Up / Drop-Off Locations
- Guest Arrival Information

4.2 Pick Up / Drop Off Locations

- 4.2.1 Guests arriving by car will utilise publicly available car parks within the vicinity of the site, information for which will be provided by the Hotel Operator. Those guests with disabilities can be picked up/dropped off on double yellow lines unless there are 'no loading' restrictions in place.
- 4.2.2 Guests arriving by taxi will utilise the existing taxi bay / loading area on Deansgate opposite the Atkinson Street junction, as shown on **Drawing J32-2785-PS-001** attached in **Appendix A**.
- 4.2.3 Guests utilising non-car modes such as walking, and cycling will not require drop-offs. Secure cycle parking is provided at the Hotel.

4.3 Guest Arrival Information

- 4.3.1 The booking confirmation email issued to guests will inform guests that no parking is available on-site and will direct guests to / provide information regarding nearby publicly available car parks within the vicinity of the Hotel.

APPENDIX A – Loading / Unloading Plan



DO NOT SCALE OFF THIS DRAWING.

This drawing has been produced by mode transport planning. No responsibility will be accepted for the use of this drawing in any other project.

Existing Loading Bay

Existing Taxi Rank

Proposed Loading Bay

Existing Shared Taxi/Loading Bay

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		job title	Invicta House	Jactin House 24 Hood Street Manchester M4 6WX		drawn	LCW			
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			e info@modetransport.co.uk							
			w www.modetransport.co.uk							

