

CONDITION DISCHARGE

Manchester Quays Ltd

MANCHESTER GOODS YARD
ST JOHN'S, MANCHESTER

September 2021

VN81132

Discharge of Pre-Occupation Condition 33
Cycle Parking

Report control

Document: Framework Travel Plan

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Client: Manchester Quays Limited

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Contents

1 Cycle Parking – Discharge of Condition 33 1

 Introduction..... 1

2 DEVELOPMENT PROPOSALS 2

 Introduction..... 2

 Access & Parking..... 2

 Motorcycle Parking..... 3

 Cycle Facilities 3

 Comparison against Approved Plans..... 3

 Cycle Parking with the Public Realm 4

3 Discharge of Condition 33 – Cycle Parking 5

 Conclusion 5

Drawings

- Dwg SJQ-600-CTA-XX-L00-DR-A-20002 - Ground Floor and General Layout
- Dwg SJQ-600-CTA-XX-B01-DR-A-20001 - Basement Level -1
- Dwg SJQ-600-CTA-XX-B02-DR-A-20000 - Basement Level -2
- Dwg SJQ-099-EXA-XX-L00-DR-L-000100 - Public Realm Plan

1 Cycle Parking – Discharge of Condition 33

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 33** which states:

Condition 33

No phase of the development shall be occupied until space and facilities for bicycle parking have been provided for that phase in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking as relevant to each phase.

- 1.3 This development is also supported by a Transport Assessment and a Waste and Servicing Strategy Report also prepared by Vectos.

2 DEVELOPMENT PROPOSALS

Introduction

- 2.1 The general layout of the MGY Development scheme at ground floor is shown in Chapman Taylor drawing **SJQ-600-CTA-XX-L00-DR-A-20002**.
- 2.2 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.



- 2.3 The Nett Internal Area for MGY is:
- Office: 26,578 m² (NIA)
 - Retail: 2,646 m² (NIA)
- 2.4 MGY benefits from a basement car park over two levels as shown in the following drawings:
- Dwg SJQ-600-CTA-XX-B01-DR-A-20001** for Basement Level -1
- Dwg SJQ-600-CTA-XX-B02-DR-A-20000** for Basement Level -2

Access & Parking

- 2.5 The access strategy for cars entering the basement car park is for automatic number plate recognition for regular drivers with CCTV mounted on the building registering the Number Plate and raising the Roller Shutter automatically as it checks against an approved list. There will be a red/green light on the telecoms unit as well as other signage/lights by the Roller Shutter itself to give a clear signal for entry once the Shutter is raised. Vehicle detectors in the road surface would register the presence of a vehicle on approach and when clear of the Roller Shutter.
- 2.6 For cyclists who access the car park via the ramp they will be given a key fob and they can activate the Roller Shutter from the detector on the telecoms unit.
- 2.7 On exit vehicle detector loops will automatically raise the Roller Shutter to determine when a vehicle is approaching the control point and after when it has left to allow the shutter to close.
- 2.8 Cyclists leaving via the ramp would again use the key fob to access the Roller Shutter as they may not trigger the vehicle detection loops.
- 2.9 On request, cyclists can be allocated a key fob to gain access through the Roller Shutter.

Motorcycle Parking

- 2.10 Within the MGY basement there will be 12 motorcycle parking spaces would be provided to support the wider St Johns development.

Cycle Facilities

- 2.11 Within MGY, 142 cycle parking spaces will be provided along with lockers, showers and changing facilities. This provision exceeds the requirement as set out in the MCC Parking Standards.
- 2.12 The layout for the basement Cycle Parking in the MGY Basement Car Park is described below in **Figure 2.1**.

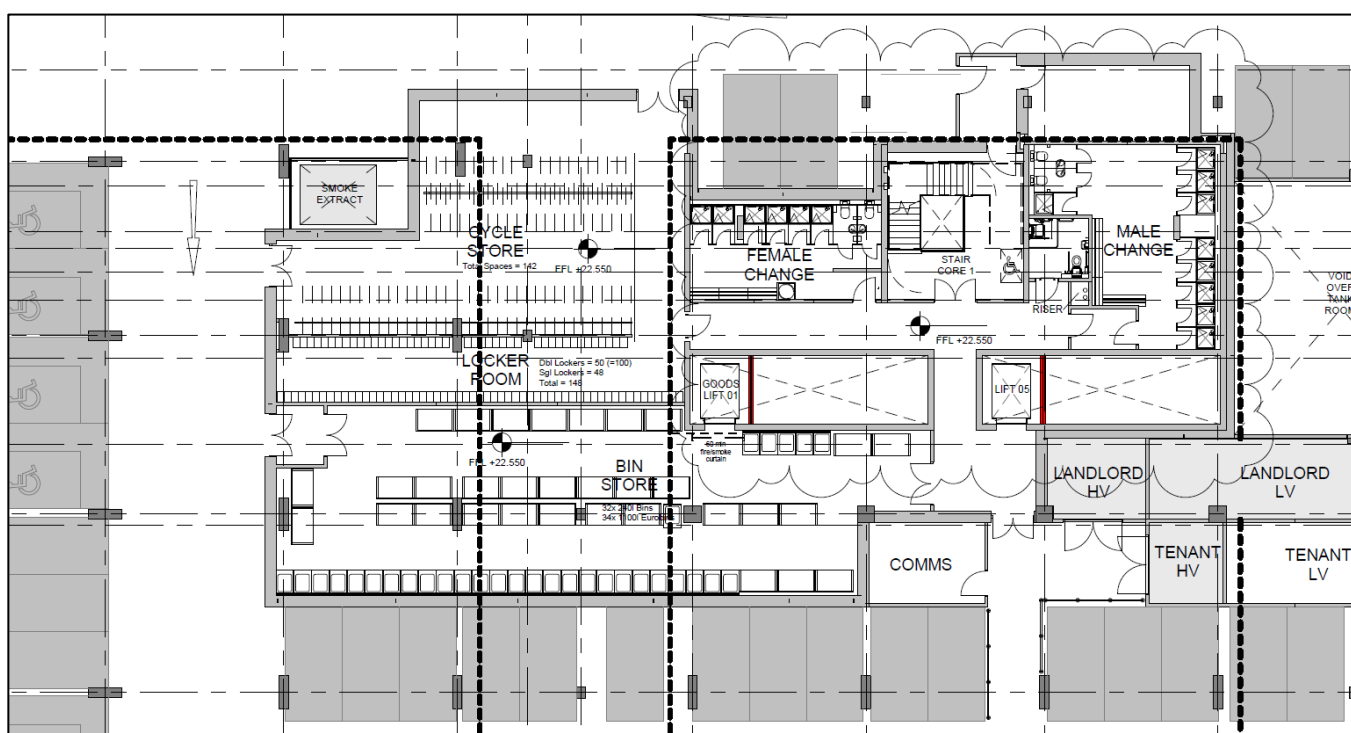


Figure 2.1 Layout of Basement Cycle Facilities

Comparison against Approved Plans

- 2.13 This level of provision is different from the 2018 approved plans. In summary, the proposals no longer include a Cycle Hub facility which was offered as a resource for the wider St Johns estate and for Residents Cycle parking in particular where the footprint of the residential towers could not provide sufficient capacity. Since the 2018 approval, the residential element of MGY and St Johns Place has been removed and at Towers 1&2 off Water Street, the nature of the residential offer has also changed with an increase in co-living spaces which tend to have shorter tenancies and less demand for cycle parking.
- 2.14 The St Johns Place development now has its own Basement Cycle Parking provision with 50 spaces with Lockers and Shower Facilities and 20 visitor spaces in the public realm.

- 2.15 A further consideration in removing the Cycle Hub from the site has been the strategy by TfGM to offer Cycle Hire across the City with Bike-share company Beryl. One of the aspirations for the Cycle Hub was for Cycle Hire facilities and it is considered more appropriate for St Johns users to access the Beryl Cycle Hire facilities. If TfGM consider it appropriate to allocate space for cycle hire docking stations at St Johns then in principal there is scope to do that.

Cycle Parking with the Public Realm

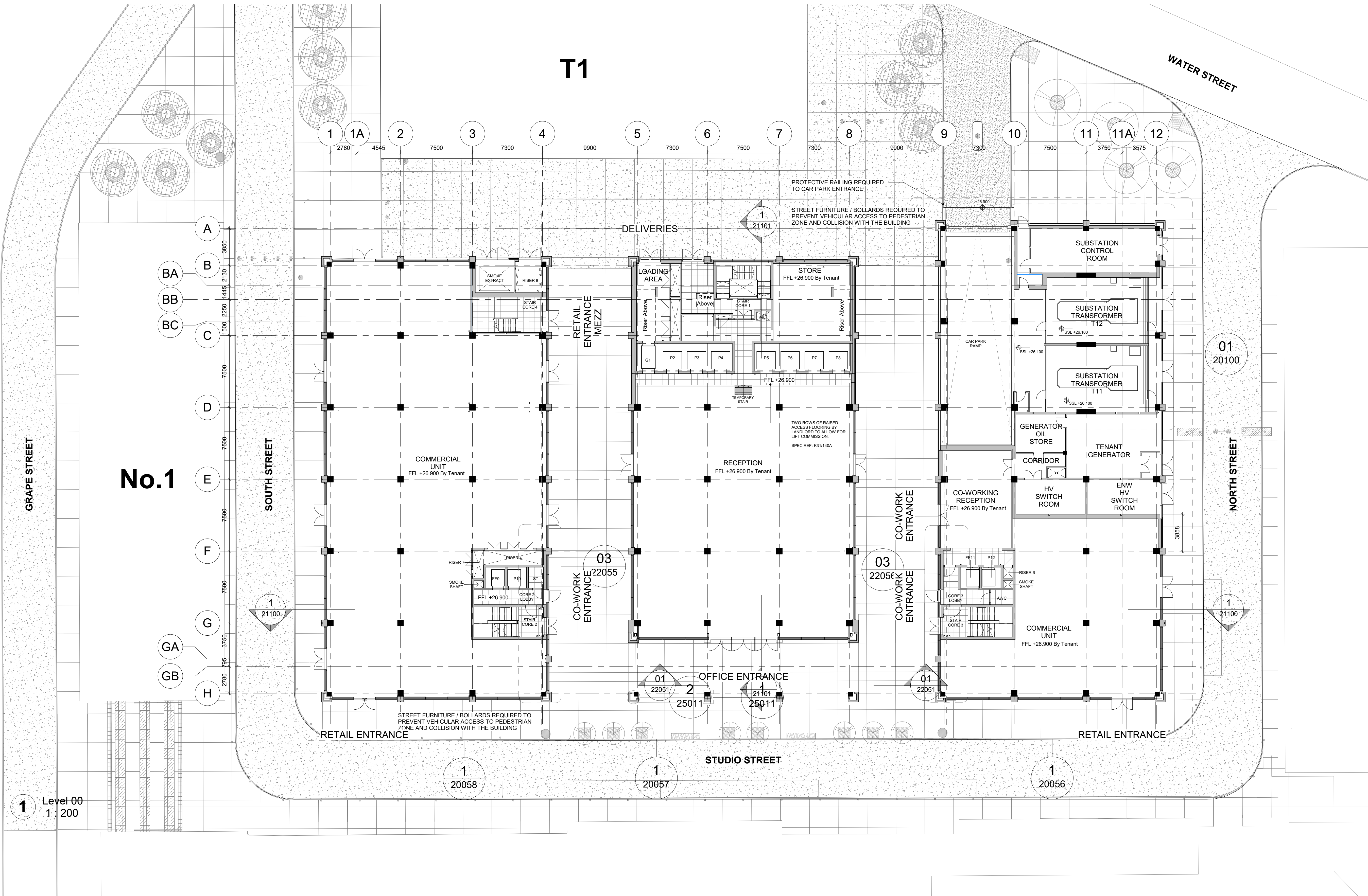
- 2.16 St Johns also benefits from a significant number of cycle parking stands within the public realm. Within the St Johns Core Site, 115 cycle parking stands are proposed which will be available use by occupiers of MGY. The layout of cycle parking within the public realm is described in **Dwg SJQ-099-EXA-XX-L00-DR-L-000100**.

3 Discharge of Condition 33 – Cycle Parking

Conclusion

- 3.1 This Technical Note has set out the Cycle Parking provision for MGY to discharge Condition 33.
- 3.2 It has explained that 142 cycle parking spaces, lockers showers and changing facilities will be provided for occupiers of MGY in Level -1 of the Basement. This level of provision is consistent with cycle parking standards. These facilities will be retained and permanently reserved for bicycle parking.
- 3.3 In addition, cyclists will also benefit from 115 cycle parking stands within the public realm of St Johns.
- 3.4 This provision is different from the approved plans as the cycle hub facility with the MGY Basement car park has been removed. This facility was intended to offer cycle parking for other developments outside of MGY. That demand has fallen as other developments accommodate cycle parking within their own footprint.
- 3.5 This Technical Note therefore discharges Condition 33.

Drawings



NOTES:

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

For 1:50 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

KEY PLAN

STUDIO WAY

NOTES

THIS DRAWING MUST NOT BE SCALED.

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REV	DATE	BY	DESCRIPTION	CHK'D
01	07.05.21	AE	FINAL CONSTRUCTION ISSUE	SC/MMD

PROJECT STATUS

FINAL CONSTRUCTION ISSUE

CLIENT

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DRAWING TITLE

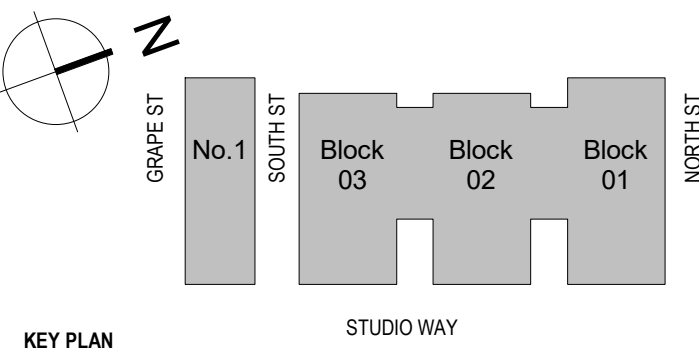
GENERAL ARRANGEMENT PLAN - GROUND FLOOR PLAN

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
REVISION

Parking Schedule - By Level	
Level -1 FFL	
Standard Parking Bays	117
Disabled Parking Bays	8
Charging Bays	17
Level -2 FFL	
Standard Parking Bays	143
Disabled Parking Bays	9
Charging Bays	14
	308

Please note parking bay numbers area subject to change through design development



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REV	DATE	BY	DESCRIPTION	CHK'D	REV	DATE	BY	DESCRIPTION	CHK'D

PROJECT STATUS

FINAL CONSTRUCTION ISSUE

CLIENT

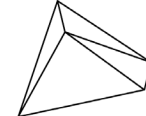


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MANCHESTER GOODS YARD

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DRAWING TITLE

GENERAL ARRANGEMENT PLAN -
BASEMENT B01 FLOOR PLAN

Scale 1 : 200 @ A1

INTERNAL JOB NO	PROJECT ID	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REVISION
2	261MGY	NOVEMBER 2018	AE	MD				
SJK 600 CTA XX B01 DR A 20001 R01								

NOTES:

For General Arrangement Plans refer to drawings:

- SJK-600-CTA-XX-B02-DR-A-20000
- SJK-600-CTA-XX-B01-DR-A-20001
- SJK-600-CTA-XX-L00-DR-A-20002
- SJK-600-CTA-XX-L00M-DR-A-20003
- SJK-600-CTA-XX-L01-DR-A-20004
- SJK-600-CTA-XX-L02-DR-A-20005
- SJK-600-CTA-XX-L03-DR-A-20006
- SJK-600-CTA-XX-L04-DR-A-20007
- SJK-600-CTA-XX-L05-DR-A-20008
- SJK-600-CTA-XX-L06-DR-A-20009
- SJK-600-CTA-XX-L07-DR-A-20010
- SJK-600-CTA-XX-L08-DR-A-20011
- SJK-600-CTA-XX-L09-DR-A-20012
- SJK-600-CTA-XX-LRF-DR-A-20013

Drawings to be read in conjunction with:

- Chapman Taylor, Architects NBS Specification

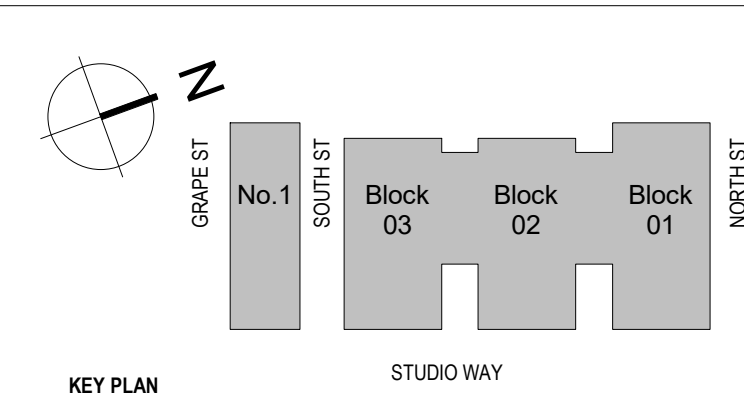
CT fire compartment drawings (09 Series)

LIST OF ROOM ABBREVIATIONS

C1: Commercial Unit 1
C2: Commercial Unit 2
C3: Commercial Unit 3
C4: Commercial Unit 4
C5: Commercial Unit 5
C6: Commercial Unit 6
CS: Changing/ Shower
RE: Reception
CL: Cleaners Cupboard
LO: Lobby
LA: Loading Area
Su: Substation
AC: Access Corridor
Di: Disabled WC
FE: Female WC
MA: Male WC
ME: Mech & Elect.
EP: External Plant
IP: Internal Plant
BS: Bin Store
R1: Riser 1
R2: Riser 2
R3: Riser 3
R4: Riser 4
R5: Riser 5
R6: Riser 6
R7: Riser 7
R8: Riser 8
DR: Dry Riser
S1: Stair 1
S2: Stair 2
S3: Stair 3
S4: Stair 4
SE: Security Room
ST: Store
TE: Terrace
OF: Office
WS: Work Studio

Parking Schedule - By Level	
Level -1 FFL	
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Please note parking bay numbers area subject to change through design development



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

PROJECT STATUS	FINAL CONSTRUCTION ISSUE	PROJECT	MANCHESTER GOODS YARD	DRAWING TITLE	GENERAL ARRANGEMENT PLAN - BASEMENT B02 FLOOR PLAN
CLIENT	ALLIED LONDON DEVELOPMENT MANAGEMENT 33 Cork Street, London W1S 3NQ	ARCHITECT	CHAPMAN TAYLOR GLOBAL ARCHITECTS & MASTERPLANNERS	Scale	1 : 200 @ A1
PROGRAMME ID	261MGY	ORIGINATOR	NOVEMBER 2018	DRAWN BY	AE
PROJECT ID	SJQ 600 CTA XX B02 DR A 20000	VOLUME	NOVEMBER 2018	CHECKED BY	MD
ORIGINATOR	NOVEMBER 2018	LEVEL	AE	NUMBER	MD
ORIGINATOR	NOVEMBER 2018	TYPE	AE	REVISION	MD
ORIGINATOR	NOVEMBER 2018	ROLE	AE		
ORIGINATOR	NOVEMBER 2018	NUMBER	AE		
ORIGINATOR	NOVEMBER 2018	REVISION	AE		



NOTES:
For General Arrangement Plans refer to drawings:
- SJQ-600-CTA-XX-B02-DR-A-20000
- SJQ-600-CTA-XX-B01-DR-A-20001
- SJQ-600-CTA-XX-L00-DR-A-20002
- SJQ-600-CTA-XX-L00M-DR-A-20003
- SJQ-600-CTA-XX-L01-DR-A-20004
- SJQ-600-CTA-XX-L02-DR-A-20005
- SJQ-600-CTA-XX-L03-DR-A-20006
- SJQ-600-CTA-XX-L04-DR-A-20007
- SJQ-600-CTA-XX-L05-DR-A-20008
- SJQ-600-CTA-XX-L06-DR-A-20009
- SJQ-600-CTA-XX-L07-DR-A-20010
- SJQ-600-CTA-XX-L08-DR-A-20011
- SJQ-600-CTA-XX-L09-DR-A-20012
- SJQ-600-CTA-XX-LRF-DR-A-20013
Drawings to be read in conjunction with:
- Chapman Taylor, Architects NBS Specification
CT fire compartment drawings (09 Series)

LIST OF ROOM ABBREVIATIONS	
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FE: Female WC	SE: Security Room
MA: Male WC	ST: Store
ME: Mech & Elect.	TE: Terrace
EP: External Plant	OF: Office
IP: Internal Plant	WS: Work Studio

KEY
Existing hard landscape

- | | | |
|------|-----------------------|------------|
| P13 | STAGE 2 COORDINATION | 02.06.2021 |
| P12 | STAGE 2 COORDINATION | 10.03.2020 |
| P11 | UPDATED PLOT BOUNDARY | 25.02.2020 |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| 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	R
SJQ-099-EXA-XX-L00-DR-L-000100	F

Revision
p13

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