

VIADUX
FRAMEWORK TRAVEL PLAN
MAY 2020

1 INTRODUCTION

- 1.1 This Note has been prepared by Vectos in support of an application to vary the planning permission for Viadux as approved by the LPA on 27 July 2017 (Application Reference: 115871/FO/2017) in light of minor amendments proposed by the Applicant. These are explained in full within the application documentation but principally consist of: alterations to a phasing plan, rationalisation of the building's massing, footprint, and layout, alteration to the structural strategy, reduction in number of car parking spaces, alterations to the elevations, and refinement of the energy strategy.
- 1.2 Vectos prepared a Framework Travel Plan in support of the original application, which sets out the proposed strategy for promoting sustainable travel at the development, including potential measures to be adopted for the residential and office elements of the scheme, targets to help achieve modal shift from car to non-car modes, and a regime for monitoring the effectiveness of the Travel Plan.
- 1.3 Condition 35 of the Decision Notice for the planning approval states that the development shall be carried out in accordance with the Framework Travel Plan which sets out that within 6 months of first use of each phase a Full Travel Plan will be prepared and implemented.
- 1.4 This Note has been prepared to supplement the approved Framework Travel Plan. It outlines the key changes to the scheme from a transport perspective, to bring the Framework Travel Plan up to date with respect to the current proposals within this amendment application. This Note should be read in conjunction with the Covering Letter prepared by Deloitte and its enclosures submitted as part of this application.

2 DEVELOPMENT PROPOSAL CHANGES

- 2.1 The Viadux scheme comprises a residential tower providing 375 apartments along with a 31,756 sq.m. office block and ground floor retail space. The proposed amendments to the scheme are largely minor and architectural in nature and have limited impact on the Framework Travel Plan.

Changes in Apartment Mix

- 2.2 The number of apartments is unchanged however the 3-bed apartments have been changed to 2-bed apartments, so that the total number of 2-bed apartments has increased from 233 to 261.

Changes in Car Parking

- 2.3 The proposed car parking provision has reduced from 36 spaces to 2 spaces. These will be located beneath the arches at ground floor level. The spaces will be allocated for Building Management so in effect the scheme is car free for residents. For those that need to use a car there is considerable parking, notably at Great Northern and Manchester Central.

Timescale Changes

- 2.4 The construction programme has extended, which means that the Phase 1 residential building is now expected to be occupied in 2024 rather than 2022. This timing change does not affect the Travel Plan timescales which are tied to occupation.

Office Development

- 2.5 There are no proposed changes to the office development.

Travel Plan Measures

- 2.6 The Travel Plan measures detailed within the Framework Travel Plan remain applicable to the amended scheme.

Travel Surveys and Target Setting

- 2.7 Travel Surveys will be undertaken as described in the Framework Travel Plan, with appropriate targets developed based upon the survey results.

Plan Administration

- 2.8 As per the Framework Travel Plan, the administration of the Plan will be the responsibility of the developers, ASK Central Ltd, who are required to designate a Travel Plan Co-ordinator for the development. This appointment must occur at least 1 month prior to development occupation and upon appointment the Travel Plan Coordinator must provide their contact details to TfGM/MCC.