VITA STUDENT

LIVE IT
LOVE IT
BELONG

23 August 2017

Rhys Westacott
5plus Architects
4th Floor, The Hive
47 Lever Street
Manchester
M1 1F

Dear Rhys,

Ref: Circle Square, Planning Consent ref. 110055/FO/2015/C1 -
Condition Nr 20

To assist you in applying for discharge of the above planning condition, please refer to the below narratives along with the relevant enclosed plans.

a) Management of vehicular access into the wider BBC site Via Brancaster Road and the associated signage strategy.

Please refer to attached drawing reference "Planit Drg. No. PL1505-1A-SK-087 00", titled Vehicle Movement Phase 1A. This shows that, until the multi-storey car park for the masterplan area is constructed, all vehicle traffic will access the buildings approved under permission ref. 110055/FO/2015/C1 down the newly formed one way road (formerly Brancaster Road) via Oxford Road. At the junction with Nobel Way newly formed electrically operated drop bollards will be in place. Vehicle users will contact the building manager via the intercom system who will then operate the lowering of the bollards. Deliveries or drop offs with small vehicles (cars and vans etc) will, after dropping off, turn around at the head of the street and exit back onto Brancaster Way and egress on to Princess Street. Larger vehicles such as refuse trucks will be allowed through the temporary access gates and exit onto Charles Street.

Road markings and signage will be in place in accordance with the attached drawing reference "Curtins - Drg. No. MA1347-60-00-03" titled Phase 1A Proposed Road Markings and Signage.

b) Management of drop off and pick up at start / end of term.

Please refer to the attached drawing reference "Planit PL1505-1A-SK-085 00" titled Management of Drop Off and Pick Up Start/End of Term – Sept 2018 Onward.

A fully detailed arrival procedure has been put together to ensure that the beginning of the tenancy and the residents' arrival is carried out with the minimum of disruption to the local area as well as creating the very best impression for the arriving students.

Residents will receive travel plans to clearly indicate the traffic paths which will be from Oxford Road down the former Brancaster Road and onto Nobel Way where unloading will occur adjacent to the respective buildings. After being unloaded the vehicles will egress Nobel Way via the temporary traffic route through to Charles St.

Two company directors will be stationed at the drop off/pick up points together with 6 staff with trolleys. They will be easily visible by the use of flutter flags. Cars will be unloaded immediately onto trolleys within 3-4 minutes, and will then be sent away with a map showing where local car parks are to park up and walk back to the residence.

The student and their belongings will be taken into the scheme by Vita staff and taken straight up to their studio, where the trolley will be unloaded and returned to Nobel Way. A Vita staff member will remain with the student to arrange the short check-in procedure before spending 5 minutes explaining all of the appliances and equipment within the apartment.

It is appreciated that there is a need to spread the arrivals of the students over the weekend to prevent queues. An appointment system has been implemented which enables students to choose the time of their arrival and restricts any more than 10 arrivals in any hour throughout the weekend.

It is worth noting that, based on our known statistics, over 80% of our student residents are international students. Many of these students will be arriving from the train station and airport and bring minimal belongings with them. Again this enables them to be very mobile and reduces any local disruption or congestion.

Around 30 Vita staff will be brought in for the weekend to assist in the smooth arrival of student residents. This commitment indicates the importance which Vita places on the arrival process and the need to integrate into the local community. Two main Directors will be involved on the weekend as well as the Residence Manager to ensure that in the event of multiple arrivals, quick decisions can be made to alleviate any bottleneck.

The move in weekend for the 2017/18 academic year is planned for 9th and 10th September 2017.

Departures of students happen over a period of several months, generally around May to July and August to September, depending on the tenancy length. Because departures are spread widely across a period of many weeks, there is never a time when a mass departure occurs.

Vita Student will implement clear and concise departure policies for all of its residents and will ensure that pick-up vehicles are brought to Nobel Way where belongings can be quickly loaded and the car driven away. Because there is no check-out process to conduct, individual departures can be planned by each resident and undertaken without delay or inconvenience.

c) Servicing and management strategy.

Please refer to attached drawing reference “Planit Drg. No. PL1505-1A-SK-087 00”, titled Vehicle Movement Phase 1A. As above, this shows that servicing and management vehicles will access the buildings via the newly formed one way road (formerly Brancaster Road) via Oxford Road. At the junction with Nobel Way newly formed electrically operated drop bollards will be in place. Vehicle users will contact

the building manager via the intercom system who will then operate the lowering of the bollards. Deliveries or drop offs with small vehicles (cars and vans etc) will, after dropping off, turn around at the head of the street and exit back onto Brancaster Way and egress on to Princess Street. Larger vehicles such as refuse trucks will be allowed through the temporary access gates and exit onto Charles Street.

We trust that the above and the enclosed satisfactorily deal with Condition 20 of permission reference 110055/FO/2015/C1.

Yours sincerely

Vita Student