

Condition 25

25	No part of the development shall be occupied unless and until details of a parking management strategy for residents (including the allocation policy for any disabled bays) has been submitted to and approved in writing by the City Council as Local Planning Authority.
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Parking Management Strategy

1. Introduction

This strategy is produced further to condition 25 attached to decision notice 125573/FO/2019

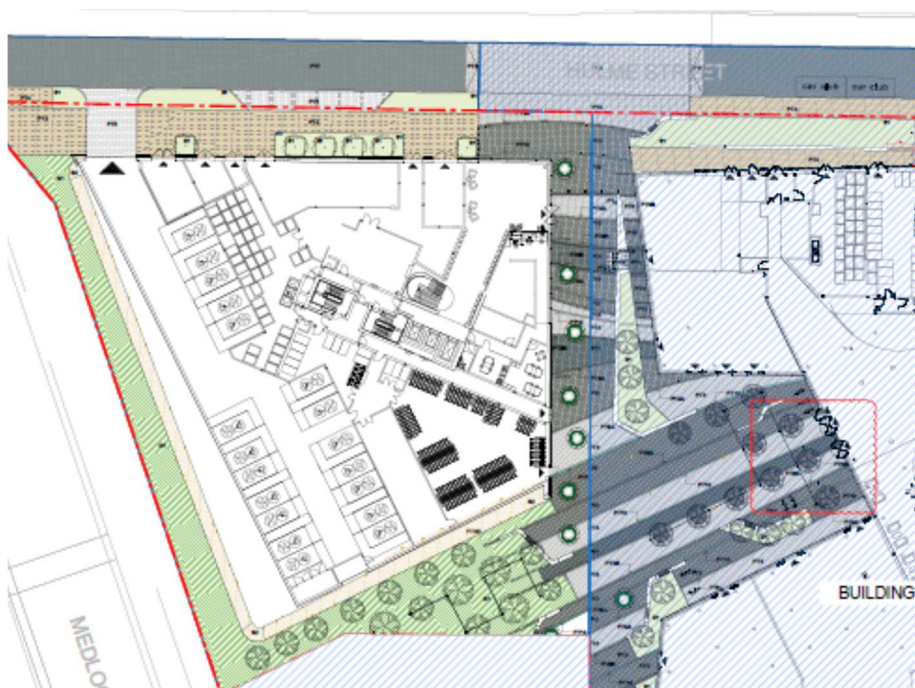
In addition, we have referenced the approved Disabled Parking Strategy that was submitted to discharge our covenant under clauses 3.1 and 3.2 of Schedule 2 to the S106 agreement for the above scheme (dated 9 March 2021).

This strategy is designed to ensure that parking provision is managed fairly, securely, and in alignment with the development's broader sustainability goals.

2. Strategy

This second phase of development is essentially 'car free' with the exception of 19nr. car-parking spaces designed to disabled bay sizes, accessed from Hulme Street (Fig. 1). These spaces will be prioritized for residents who hold a disabled blue badge, based on a first-come, first-served system.

Fig.1



As part of our commitment to sustainability and efficient land use, residents are informed via our FAQs and tenancy agreements that there is no general parking provision on-site. In alignment with our Travel Plan, we will promote alternative transport methods to reduce reliance on private vehicles. This approach aligns with the development's commitment to sustainability and reducing dependence on private vehicles. These measures include:

- Encouraging the use of public transport, cycling, walking, and car-sharing initiatives.
- Providing residents with detailed information about nearby transport options.

Allocation of Spaces

Our Disabled Parking Spaces Strategy was submitted on 31 January 2022 and formally approved on 10 October 2023 – See appendix A.

Upon an approach from a resident with a valid blue badge, the managers will identify available disabled bays and agree with the eligible resident which space to allocate.

Spaces can only be allocated on a first come first served basis. Should any spaces remain after disabled blue badge holders are allocated parking, these will be offered to residents who can demonstrate a genuine need. Allocation will also be on a first-come, first-served basis. There will also be 2no. spaces allocated for contractor visits for planned and reactive maintenance tasks.

Once the 19 nr spaces have been fully allocated a waiting list will be maintained, and spaces allocated based upon first come first served, but with any blue-badge holder on the waiting list prioritized.

In addition, several local parking schemes are available in close proximity to the site, which residents may utilize as alternatives. Upon the completion of the development, the Owner's management team will create and maintain an up-to-date list of operational car parks in the area. This list will be shared with tenants to assist them in finding convenient parking options as needed.

Access Control and Security

Access to the designated parking area will be controlled by electronic fob access to ensure only authorised users can park. Additionally, the parking area will be monitored by CCTV for security purposes and to ensure proper usage of spaces.

Appendix A – Disabled Parking Strategy and approval