

Our Ref: 085996-CUR-XX-XX-T-TP-00007-P01

19/03/2025

Active Travel England
West Offices
Station Rise
York
YO1 6GA

By Email Only

RE: 141773/FO/2024 – 2-4 WHITWORTH STREET WEST BTR

Dear Sir or Madam,

Thank you for the consultation response in relation to the Transport Statement (TS) (Curtins Report Reference: 085996-CUR-XX-XX-T-TP-00001-P04) and Interim Travel Plan (ITP) (Curtins Report Reference: 085996-CUR-XX-XX-T-TP-00002-P03) for the above application, dated 17th December 2024.

Curtins has reviewed the comments issued by Active Travel England (ATE) and this letter responds to each comment that has been raised.

For convenience, we have reproduced the comments in ***bold italics***, followed by our response underneath. For conciseness, we have only included the consultee comments where an action or response is required by Curtins.

OFFSITE INFRASTRUCTURE:

“The transport statement provided by the applicant briefly discusses existing infrastructure, though it does not fully analyse the quality of this infrastructure with a view to assessing whether it may be appropriate for the proposal to contribute towards improvements to this infrastructure in order to ensure that it is able to cope with the extra trips that will be generated by the future residents of this development, which will number around 800. ATE would expect that the applicant works with the LHA/TfGM to ascertain whether there are any parts of the active travel network that would require improving or upgrading in light of this proposed development, given the large number of residents and active travel trips it is likely to generate.”

The Active Travel Network is currently being upgraded in the immediate vicinity of this site, as part of an Active Travel Scheme along Whitworth Street West and Deansgate. Therefore, the development is located in an enviable location to benefit from the new scheme, which would have accounted for future growth in Manchester.

This Active Travel scheme seeks to create a cleaner, safer and more attractive route around the city centre, aiming for 90% of all peak morning trips to the city centre to be made by foot, cycle or public transport, via high-quality routes for people walking, cycling and using wheelchairs. The following image provides an overview of the proposals in the surrounding highway network:

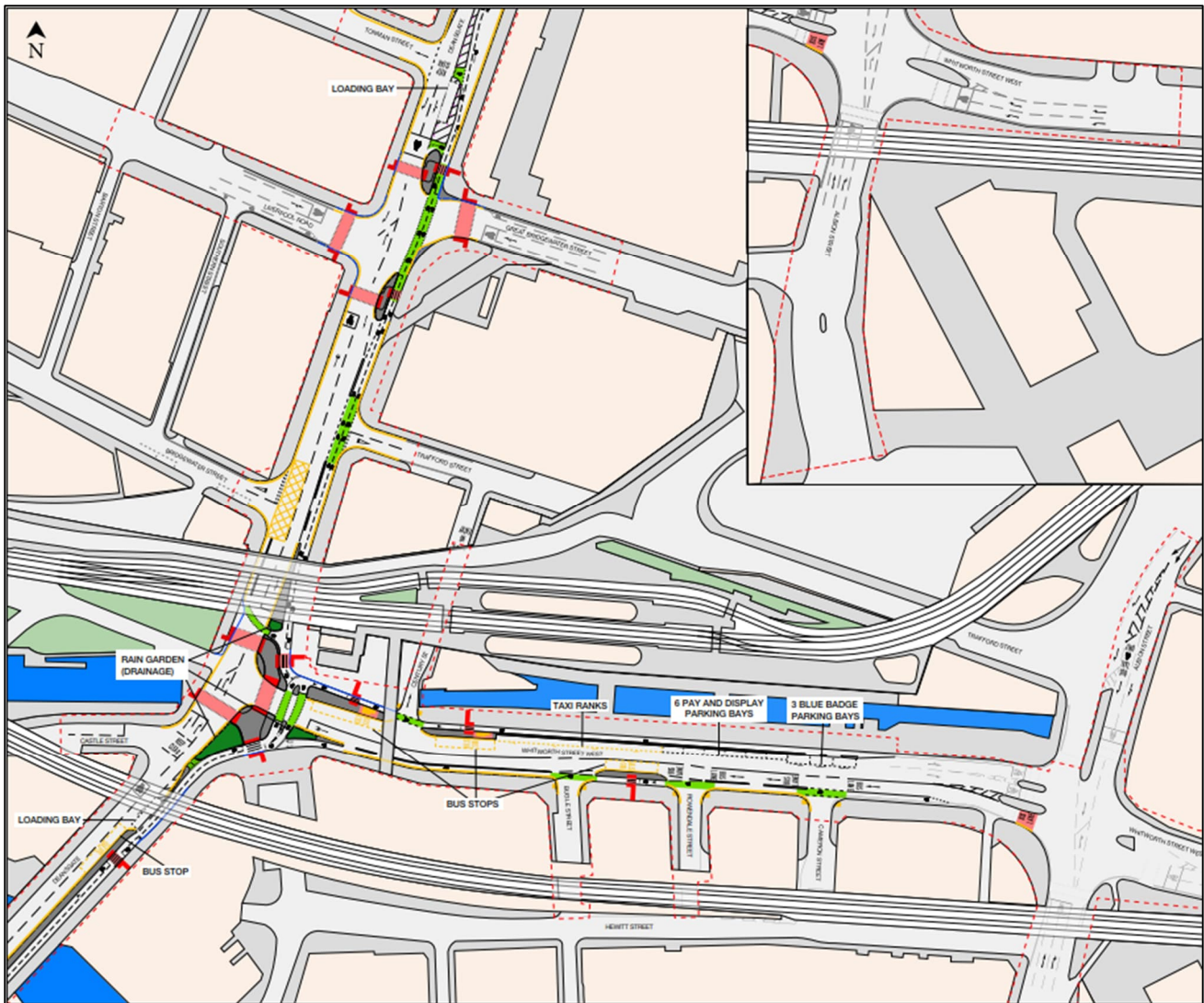


Figure 1 – Deansgate and Whitworth Street West Active Travel Scheme

CYCLE PARKING:

It is proposed to provide 182 secure cycle parking spaces. With 364 new homes proposed (1,2, and 3-bed apartments) this means that fewer than half of residents will have access to a secure cycle parking space. This is disappointing and must be reconsidered.

The provision is considered sufficient based on current uptake of cycle parking in similar developments in Manchester, and allowing for future growth in cycle use.

In order to demonstrate current uptake, Curtins arranged with Glenbrook to survey two of their completed developments in Manchester. The buildings are known as The Trilogy and Vox. Both are fully occupied and were completed some time ago (The Trilogy was completed in April 2019 and Vox was completed in January 2021), ensuring a representative cycle parking occupation sample.

These developments are also representative of the proposed development building, encompassing a total of 512 build to rent apartments with very low parking provision and in an accessible location in Manchester City Centre.

The survey was conducted around 6pm on Tuesday 18th of February 2025, extending for c.45 minutes, when all typical cycling commuting should have been finished. Furthermore, February is less conducive of cycling than other months due to the weather and shorter days and therefore the cycle parking is expected to have a greater level of occupancy at this time of day. The results are therefore considered robust.

The following **Table 1** contains the results of the survey:

Building Reference	No. apartments	Cycle Spaces	Parking	Bicycles	Occupation %
The Trilogy	232	232		46	19.8%
Vox	280	280		35	12.5%
Total	512	512		81	-
Average	256	256		41	16.0%

Table 1 – Cycle Parking Survey

The survey results indicate a total of 81 bicycles parked on the 512 surveyed spaces. This equates to an average occupancy of 16%, with the highest level of occupancy observed being 19.8% at The Trilogy, which has been occupied since 2019.

These low levels of uptake were found despite the low car parking provision of the developments, and on the backdrop of an increased focus on cycling across the country and in Greater Manchester in particular.

Appendix A contains a number of pictures taken during the survey, which provide a visual indication of the occupancy levels at the cycle store rooms at the Vox building.

Based on observed cycle parking uptake on similar developments and allowing for future growth in cycle use, it is concluded that a cycle store ratio of 50% would provide adequate capacity for residents.

TRAVEL PLAN:

ATE notes that at interim travel plan has been submitted and it is expected that a final document will be require by way of condition. ATE would request that the final travel plan is in place for five years post development at full occupation. It is expected that the final document will take into account national targets to ensure that 50% of all short trips are walked, wheeled or cycled by 2030 and that the proposed uplift targets will be reviewed accordingly

The comment is noted. It is envisaged that a full Travel Plan will be conditioned and target modal split will be agreed with MCC Highways.

SUMMARY

This post-submission response has been prepared to address the highways and transport comments raised by Active Travel England. It provides supplementary information and does not alter the conclusions of the reports submitted as part of the planning application. We trust this is sufficient to gain ATE's support from a highways and transport perspective.

Yours sincerely,



David Dominguez
Principal Transport Planner
Curtins Consulting Ltd

Appendix A – Cycle Parking Occupation Images





