

1.0 INTRODUCTION

Background

- 1.1 This report has been prepared by Reside Manchester to discharge a condition to a planning consent for 274 residential apartments on land bound by Oldham Road, Marshall Street, Chadderton Street and Bendix Street. The site was granted full planning permission associated with application reference 112015/FO/2016/NI on 29 July 2016 ("Original Planning Permission"). A further variation planning permission associated with application reference 124947/JO/2019 was granted by Manchester City Council on 11 November 2019 ("Variation Permission"). While this Variation Permission suggest that only conditions 2 and 14 to the Original Planning Permission would be amended, a more extensively revised set of conditions was attached to this Variation Permission.
- 1.2 A Car Parking Review planning condition has been attached to the Variation Permission. The condition states:

"34) Within 6 months of the residential element of the development hereby approved being first occupied, details of a car parking review detailing the demands/uptake of car parking at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This review shall set out the demands for car parking at the development including a strategy for the provision of further off-site car parking should this been deemed necessary."
- 1.3 This report sets out Reside Manchester's assessment of the demands/uptake of car parking at the development and a strategy to reduce reliance on off site car parking, and thereby discharging the above condition.

2.0 Broadside Travel Plan

- 2.1 Reside Manchester has implemented various initiatives at the property known as "Broadside" aimed at reducing reliance on private car usage among residents of the building.
- 2.2 Broadside offers several sustainable travel options that promote a variety of options for our tenants and staff, with the aim to:
 - Decrease reliance on cars, especially for single occupancy trips, and encourage sustainable modes of transportation, such as walking, cycling, and public transit.
 - Minimise the traffic impact on the local area and broader road network.
 - Enhance safety and accessibility for pedestrians and cyclists.
 - Offer a realistic approach to travel options.

This includes providing information on the following:

- Bicycle storage;

- Bicycle usage;
- Cycle and walking routes; and
- Bus, rail, and Metrolink Services.

2.3 We prioritise ensuring our tenants are informed about their transportation options from the moment they view Broadside, explaining its great transport links. We also provide further information about local travel options in our welcome pack which is provided to each tenant on signing their lease.

2.4 Reside Manchester regularly conduct tenant surveys which allow for open ended responses to questions raised. This provides an opportunity for tenants to comment on the parking provision or areas which would assist their commute. Generally, there is no feedback with respect to the parking provision or commuting patterns indicating that tenants are generally happy with their parking and or commuting options. If issues were raised, we would further evaluate travel patterns to assess the effectiveness of our plans and consider additional measures aimed at reducing reliance on private car travel in favour of other modes of transport available.

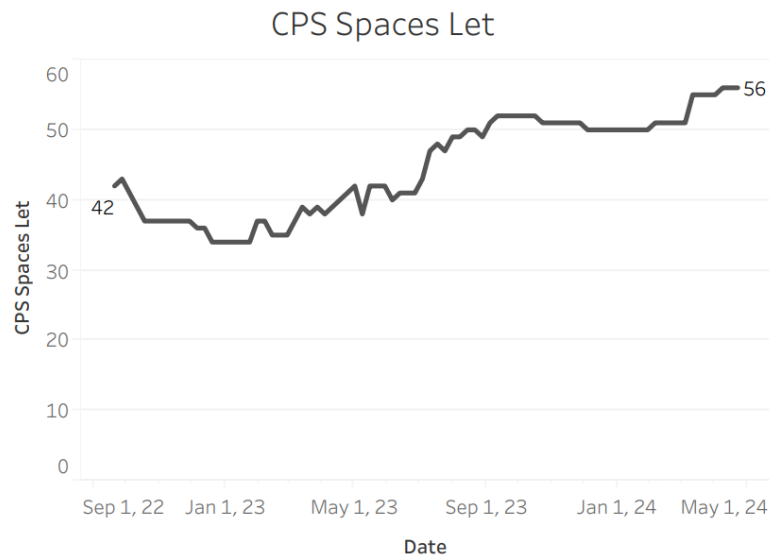
3.0 Broadside Car Parking Review

3.1 Car parking is available for 60 cars, including 6 electric vehicles ("EV") charging points, and 3 disabled spaces. Reside Manchester manage the car park, with day-to-day duties carried out by our on-site concierge. The on-site team ensures spaces are effectively managed for those drivers with EV requirements and/or disabilities.

4.0 Car Park Details (Demand & Uptake)

4.1 57 car parking spaces are currently tenanted. The remaining three spaces are dedicated disabled spaces and are not currently tenanted. These spaces are kept free should someone with limited ability visit the site or someone with a disability wishes to rent an apartment with a car parking space.

4.2 Overall uptake of parking has increased over the past 20 months from 42 spaces let in September 2022 to 56 in May 2024. During this period the average occupancy was 45 spaces.



- 4.3 Over the past 12 months we have also seen the uptake of the EV spaces increase with 3 tenants now availing of the charging facilities.
- 4.4 Of the seven staff members in Reside Manchester, two drive to work given they work a 12-hour shift, while others avail of public transport.
- 4.5 Car parking spaces are let in line with tenancy agreements. All tenants are offered the chance to keep their car parking spaces upon renewal of their tenancy. The car park is for exclusive use of existing tenants and not let to the general public. On a typical day approximately 50% of tenants with car parking spaces will leave their car parked in their space for the entire day increasing to closer to 100% in the evening.
- 4.6 Reside Manchester has not received any complaints from tenants with respect to delays accessing or exiting the car park indicating there is no one specific time during the day where there are particular car park accessing problems.
- 4.7 Reside Manchester currently have a number of residents on the waiting list for a space. Tenants can also rent spaces in alternative secure car parking including SIP Car Park - Gun St, Ancoats and APCOA Car Park Manchester Printworks.

5.0 Alternative modes of transport

- 5.1 Public Transport Options: Broadside is well located for use of public transport options which reduces the need on private car use. These include:
- Starline Bank Bike/TFGM/Bee Network Bike hire across the street from Broadside, less than 20 meters away. The bikes can be hired on a Pay As You Ride basis. Pedal bikes cost 50p to unlock and 5p per minute to ride. E-bikes cost £1 to unlock and 10p per minute to ride.

- Broadside is a 10-minute walk from Piccadilly Gardens, the main transport hub in Manchester City Centre with major connection for bus and tram network.
- Manchester Piccadilly Station is 18-minute walk and Manchester Victoria Station 12-minute walk.
- Broadside will soon benefit from the Ancoats Mobility Hub - a multi-storey car park with space for 406 cars, 150 bicycles, 30 car shares, a parcel delivery hub, café, store – less than 5-minute walk away.

5.2 Cycle spaces at Broadside: Cycle spaces provided for the development as per the planning condition for the scheme is well utilised. Approximately 90% of the secure bicycle spaces are occupied.

6.0 CONCLUSION

6.1 This report has reviewed the existing car parking provisions and its usage. Based on the historic occupancy and the measures taken to reduce overall car usage, no further off-site car parking is considered necessary.

6.2 Typically, 50% of cars will remain in the car park during the day increasing to close to 100% at night. No particular busy periods for accessing or exiting the car park have been noted.

6.3 Through the measures identified within this car parking review, the objectives set out within the Travel Plan prepared by SCP stamped as received by the City Council, as Local Planning Authority, on 27 May 2021, in relation to the discharge of condition 28 (Travel Plan) attached to planning permission referenced 124947/JO/2019, continues to be met. These objectives include:

- Minimising the total travel distance of residents;
- Reducing reliance upon the private car and improving awareness and usage of alternative modes of transport;
- Promoting walking, cycling, public transport and car sharing; and
- Promoting healthy lifestyles and sustainable communities which are accessible by all.