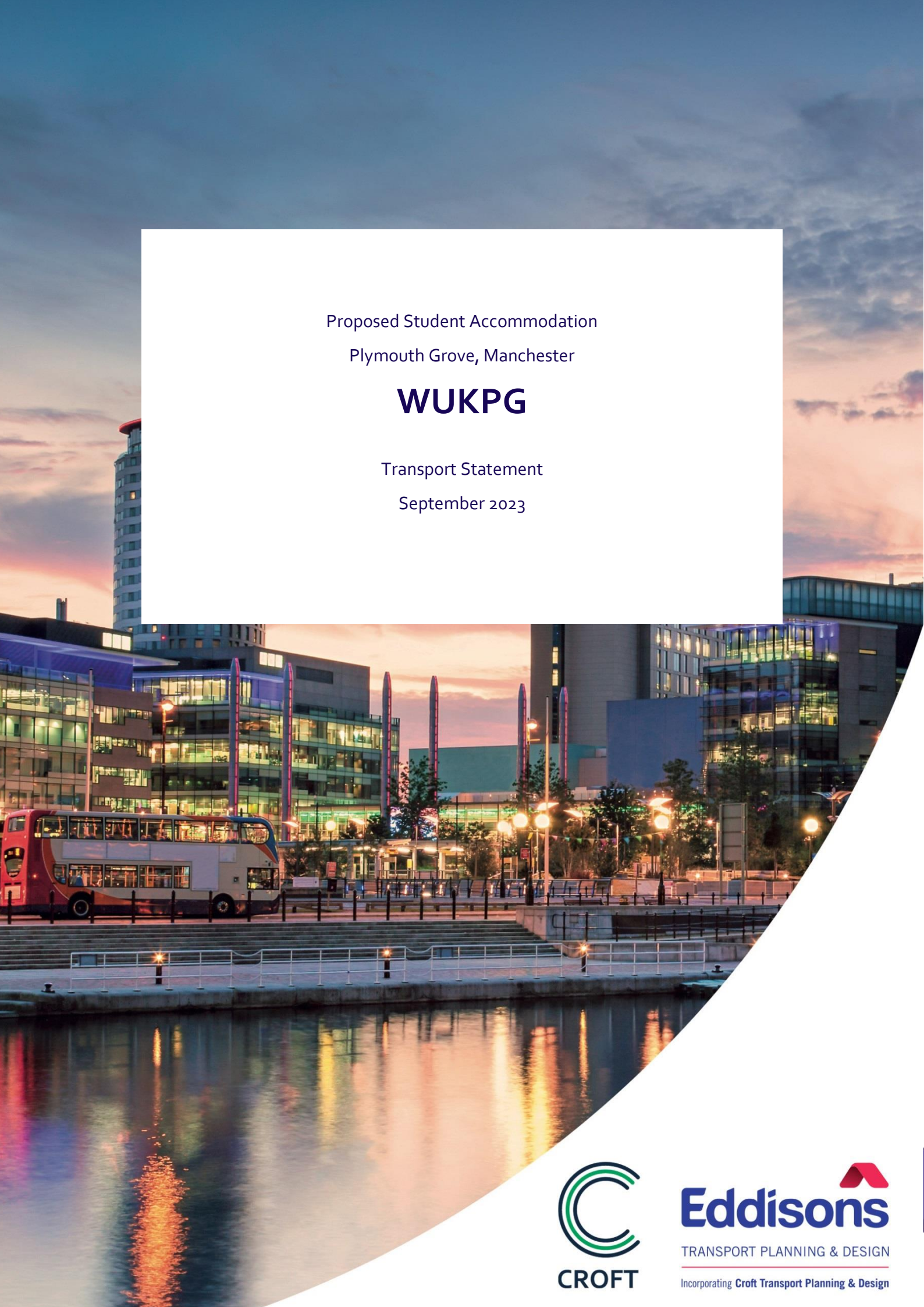


Proposed Student Accommodation

Plymouth Grove, Manchester

WUKPG

Transport Statement

September 2023

CROFT

Eddisons

TRANSPORT PLANNING & DESIGN

Incorporating **Croft Transport Planning & Design**

REPORT

Document:	Transport Statement
Project:	Proposed Student Accommodation, Plymouth Grove, Manchester
Client:	WUKPG
Job Number:	4038
File Origin:	Z:\projects\4038 Plymouth Grove, Manchester\Docs\Reports\4038TS.5.docx

Document Checking:

Primary Author	GM	**Initialled:**
Contributor	GW	**Initialled:**
Review By	PJW	**Initialled:**

Issue	Date	Status	Checked for Issue
1	23-05-23	Final	
2			
3			
4			

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Contents

1 INTRODUCTION 3
1.1 Introduction 3
1.2 Structure of Report 3
2 EXISTING CONDITIONS 5
2.1 Introduction 5
2.2 Existing Site 5
2.3 Local Highway Network 5
3 DEVELOPMENT PROPOSALS 7
3.1 Introduction 7
3.2 Proposed Development 7
3.3 Pedestrian and Cycle Access 8
3.4 Servicing 8
4 ACCESSIBILITY BY NON-CAR MODES 10
4.1 Introduction 10
4.2 Accessibility on Foot 11
4.3 Accessibility by Cycle 16
4.4 Accessibility by Bus 19
4.5 Accessibility by Rail 21
4.6 Accessibility by Metrolink 22
4.7 Accessibility by Car Clubs 23
4.8 Accessibility Summary 23
5 TRAFFIC IMPACT ANALYSIS 25
5.1 Introduction 25
5.2 Assessment Criteria 25
5.3 Proposed Development 25
5.4 Traffic Impact Summary 27
6 PROMOTING SMARTER CHOICES VIA TRAVEL PLANS 28

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

6.1 Introduction 28
6.2 Travel Plan 28
7 CONCLUSIONS 29

Contents

PLANS

Plan 1 Site Location
Plan 2 Proposed Site Layout
Plan 3 800m & 2km Pedestrian Catchment with Amenities
Plan 4 Swept Path Analysis
Plan 5 BREEAM 500m & 1km Pedestrian Catchment with Amenities
Plan 6 BREEAM 650m & 1km Transport Nodes Catchment

APPENDICES

Appendix 1 Travel Plan Framework
Appendix 2 BREEAM Accessibility Index Calculation
Appendix 3 TRICS Output

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

1 INTRODUCTION

1.1 Introduction

1.1.1 Eddisons have been instructed by WUKPG to advise on the traffic and transportation matters relating to proposals to develop a site for student accommodation purposes comprising residential apartments on the A5184 Plymouth Grove in Manchester.

1.1.2 The report provides information on the traffic and transport planning aspects of the development proposals to assist the local planning authority in the positive determination of the forthcoming planning application.

1.1.3 The Local Highway Authority (LHA) responsible for the area is Manchester City Council (MCC).

1.1.4 A BREEAM compliant Residential Travel Plan Framework has also been prepared to ensure that travel to and from the site by sustainable modes is maximised.

1.1.5 Due to the location nearby the city centre and all its services and facilities, the proposed residential development will help deliver much needed student housing in a sustainable location, which is well integrated and connected to local facilities and employment opportunities.

1.2 Structure of Report

1.2.1 Following this introduction, Section 2 will provide a description of the existing site and local highway network, including relevant planning history.

1.2.2 Section 3 will detail the development proposals, while Section 4 will consider the accessibility of the site by non-car modes, including walking and cycling.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

1.2.3 Section 5 will consider the trip generation and the traffic impact of the proposals on the local highway network Whilst section 6 discusses the travel plan framework.

1.2.4 Section 7 will draw together the Report's findings and conclusions.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

2 EXISTING CONDITIONS

2.1 Introduction

2.1.1 This section will detail the existing site and surroundings and provide details about the existing highway network and recent planning history.

2.2 Existing Site

2.2.1 The site is situated on land to the north of the A5184 Plymouth Grove, approximately 2 kilometres to the north-east of Manchester city centre.

2.2.2 The location of the site in relation to the surrounding local area is presented in **Plan 1**.

2.2.3 The site is currently unoccupied. It is bound to the north-west by Dryden Street, to the north by public open space, to the east by a women's temporary access hostel and to the south by the A5184 Plymouth Grove.

2.3 Local Highway Network

2.3.1 As previously stated, the A5184 Plymouth Grove bounds the site to the south. To the east, it provides an arm of the A6 Stockport Road/A5184 Plymouth Grove signal junction which in turn provides access towards Longsight and Levenshulme to the south.

2.3.2 To the west, the A5184 Plymouth Grove provides an arm of the A34 Upper Brook Street/A5184 signal junction which in turn provides access to Manchester City Centre to the north and Rusholme to the south.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

2.3.3 The A5184 Plymouth Grove has a carriageway width of 12.8 metres at the site frontage which includes a cycle path on its northern side. The road has a 30-mph speed limit and a good system of street lighting.

2.3.4 There are footways on both sides of the road. There are parking restrictions along the north side of the A5184 Plymouth Grove to prohibit parking on Monday – Saturday between 8.00 a.m. – 9.30 a.m. and on Monday – Friday between 4.30 pm and 6.00 p.m. There are no restrictions on parking on the south side of the road. There are also parking bays along the north side of Dryden Street. The parking restrictions allow for a 20-minute stay between 8.00 a.m. - 8.00 p.m. with no return within 1 hour between Monday and Friday.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3 DEVELOPMENT PROPOSALS

3.1 Introduction

3.1.1 The following paragraphs will describe the development proposals and report on proposed access arrangements and servicing.

3.2 Proposed Development

3.2.1 The applicant is seeking planning permission to develop the site for purpose-built student accommodation which will provide 263 bedspaces comprising of 215no. 1-bedroom studio flats and 24no. 2-bedroom 'premium studio' flats. In addition to this, student amenities and ancillary space such as cycle storage, waste collection areas and plant facilities are proposed on the ground floor.

3.2.2 The residential entrance will be provided directly from the A5184 Plymouth Grove.

3.2.3 The proposed site layout is provided on **Plan 2**.

3.2.4 No car parking is proposed for the scheme, but cycle storage is provided at ground floor level, as indicated on the site layout.

3.2.5 An agreement has been made between WUKPG and Q Park for students to lease parking spaces at a discounted rate. As part of the lease agreement, if a student residing at Plymouth Grove wishes to bring a car, they must park it on the Q Park rather than parking along Dryden Street. If students are found to be in breach of this agreement, their lease could be terminated. This agreement will ensure that the on-street parking in the nearby residential area is not impacted by the proposed development.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.2.6 As will be demonstrated in the following section, the site is very well located to facilitate the use of sustainable travel modes including walking, cycling and public transport.

3.2.7 The location of so many local facilities within easy walking distance of the site will contribute to delivering a highly sustainable development in line with local and national policy.

3.3 Pedestrian and Cycle Access

3.3.1 As previously stated, pedestrians and cyclists will access the site via A5184 Plymouth Grove and Dryden Street. It is proposed that 132 cycle spaces are to be provided and cyclists will use the cycle parking facilities on the northeast of the development.

3.3.2 In order with the Cycle Infrastructure Design Guidance (LTN 1/20), disabled cycle parking of 5%, 7 spaces, will be provided for non-standard bicycles such as trikes and cargo bikes.

3.3.3 The proposed site layout is provided on **Plan 2**.

3.4 Servicing

3.4.1 Refuse collection will take place on the southern side of Dryden Street twice per week, which would take a few minutes. The refuse vehicle would approach from the north and turn onto the A5184 Plymouth Grove. The operation of Dryden Street would not be materially affected by the proposed refuse strategy at the site.

3.4.2 In order to fully advise the local highway authority, a swept path analysis has been undertaken of a refuse vehicle.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.4.3 The analysis, included at **Plan 4,** demonstrates that a refuse vehicle can safely manoeuvre from the north, park in the proposed loading bay and then travel in a forward gear towards the A5184 Plymouth Grove. The loading bay has a maximum loading time of 20 minutes.

3.4.4 It is acknowledged that the development is likely to generate additional demand associated with delivery vans, motorcycles and bicycles for the additional deliveries of food and parcels.

3.4.5 Therefore, the proposed student accommodation has been designed to specifically include a bespoke parcel delivery area that would allow for multiple drop-offs by delivery contractors. This will minimise the number of times parcel couriers will need to visit the site and the overall waiting times required by the couriers.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4 ACCESSIBILITY BY NON-CAR MODES

4.1 Introduction

4.1.1 In order to accord with the aspirations of the National Planning Policy Framework (NPPF), any new proposals should extend the choice in transport and secure mobility in a way that supports sustainable development. The presumption in favour of sustainable development is a central theme running through the framework and transport planning policies are seen as a key element of delivering sustainable development as well as contributing to wider sustainability and health objectives. To achieve these objectives, paragraph 30 states that when making decisions, local authorities should: '*Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'*

4.1.2 One of the core principles of the NPPF is to *'actively manage patterns of growth to make the fullest use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable*.'

4.1.3 New proposals should attempt to influence the mode of travel to the development in terms of gaining a shift in modal split towards non-car modes, thus assisting in meeting the aspirations of current national and local planning policy.

4.1.4 From 1st June 2023, Active Travel England (ATE) have become the statutory consultee on all major planning applications equal to or exceeding 150 housing units, 7500sqm of floorspace or an area of 5 hectares.

4.1.5 Within the guidance on local authority active travel capability ratings by Active Travel England, 'Greater Manchester CA' has been given a rating of 3 out of a possible 4.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.1.6 The rating of 3 states that Manchester has 'very strong local leadership, comprehensive plans, and a significant network in place with a growing number of people choosing to walk, wheel or cycle.'

4.1.7 The accessibility of the proposed site has been considered by the following modes of transport:

- accessibility on foot;
- accessibility by cycle;
- accessibility by bus;
- accessibility by rail;
- accessibility by Metrolink;
- accessibility by car clubs.

4.2 Accessibility on Foot

4.2.1 It is important to create a choice of direct, safe, and attractive routes between where people live and where they need to travel in their day-to-day life. This philosophy clearly encourages the opportunity to walk whatever the journey purpose and also helps to create more active streets and a more vibrant neighbourhood.

4.2.2 Pedestrian footways of at least 4 metres are located along A5184 Plymouth Grove that runs along the southwest of the site. Dryden Street that runs along the north of the site has pedestrian footways of at least 2.5 metres. These footways link with the extensive pedestrian infrastructure located within the surrounding area.

4.2.3 Signalised crossing facilities are located approximately 70 metres west of the site which allow for safe pedestrian movement across the A5184 and the A34.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.2.4 The DFT National Travel Survey of 2017 confirms that 81% of all trips less than a mile (1.6km) are carried out on foot.

4.2.5 The Institute of Highways and Transportation (IHT) document 'Guidelines for Providing for Journeys on Foot', provides information on acceptable walking distances. Table 3.2 suggests distances for desirable, acceptable, and preferred maximum walks to 'town centres', 'commuting/schools' and 'elsewhere'. The 'preferred maximum' distances are shown below in **Table 4.1**.

Suggested Preferred Maximum Walk		
Town Centre	**Commuting/School**	**Elsewhere**
800m	2,000m	1,200m

Table 4.1 IHT 'Providing for Journeys on Foot' Walk Distances

4.2.6 The Government introduced advice on walking distances in the 2001 revision to Planning Policy Guidance (PPG) 13 Transport, now withdrawn, which advised that *'Walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly those under two kilometres.'*

4.2.7 In light of the above review, a pedestrian catchment of 800 metres and 2 kilometres from the centre of the site, using all usable pedestrian routes, has been provided in **Plan 3** and provides an illustrative indication of the areas that can be reached based on a leisurely walk from the site. A review of the of local facilities within those catchments such as local shops/retail outlets and leisure facilities is also within **Plan 3**.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.2.8 This review indicates that a large selection of local amenities are located within 800m metres and 2 kilometres of the site including Manchester Royal Infirmary, Manchester Piccadilly train station as well as various museums/tourist attractions, retail stores, cafes, clubs, bars, education buildings, religious centres and various other primary services.

4.2.9 Within the 800 and 2,000 metre walking catchment areas, there are a number of educational facilities including the following, these education facilities are likely to be used by future occupiers of the proposed development;

- The University of Manchester Campus accessible between Michael Smith Building and the AV Hill Building, located on A34 Upper Brook Street approximately 150 metres from the site.
- Manchester Metropolitan University Business School is located on Lower Ormond Street approximately 1.3 kilometres from the site.
- Royal Northern College of Music located on A34 Oxford Road approximately 960 metres from the site.

4.2.10 As well as applying the acceptable walking distances discussed above, this travel plan will consider how the development proposals align with the internationally recognised sustainability standard, BREEAM (Building Research Establishment's Environmental Assessment Method).

4.2.11 BREEAM is an assessment methodology used to recognise the adoption of best practice principles of sustainable design and construction in new developments. Based on an assessment against a range of criteria, including looking at best practice principles of Management, Health & Well Being, Energy, Transport, Water, Materials, Waste, Land Use & Ecology and Pollution, a sustainability rating is awarded.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.2.12 Within the 7.0 Transport criteria of the BREEAM International New Construction Version 6.0 there is the section 'Tra 01 Transport assessment and travel plan' which advises the following BREEAM requirements:

i) Assessment of applicable amenities in proximity to the site. All amenities must be within 500m or 1000m for a development that fall in Building Group 5: Multi-residential development site as stated within Table 34 of the Transport section Tra 02 Proximity to amenities.

ii) Assessment of compliant transport nodes proximity to the site, and their volume of service within the default hours of operation by building type for a typical day via the BREEAM Accessibility Index (AI). A compliant node includes any bus service with a stop within 650m and any railway/tram station within 1000m of the assessed building's main entrance.

4.2.13 A review of the proximity of local amenities applicable for a development classed within Building Group 5: Multi-residential has been created including indicators of the locations of compliant transport nodes which are shown in **Plan 5**. All supporting evidence has been included within **Appendix 2.**

4.2.14 In addition, to the above review, **Table 4.2** assesses whether the amenities are within 500 or 1000 metres of the site.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Amenity	Local Amenity	Distance (metres)	Guidance Criteria	Meets with Guidance?
Appropriate food outlet	Morrisons	400m	500m	YES
Access to cash	Morrisons ATM	400m	500m	YES
Access to an outdoor open space	Brunswick Park	230m	500m	YES
Access to recreation or leisure facility for fitness or sports	Manchester Aquatics Centre	900m	1000m	YES
Publicly available postal facility	Royal Mail Manchester Southeast Delivery Office	650m	1000m	YES
Community Facility	Grafton Arms (Public House)	270m	500m	YES
Over the counter services associated with pharmacy	Lloyds Pharmacy, Manchester Royal,	750m	1000m	YES
Public sector GP surgery or general medical centre	Surrey Lodge Group Practice	1171m	500m	NO
Childcare facility or school	Holyrood Nursery Dryden Street	100m	500m	YES

Table 4.2 - Distance from Site to Local Facilities

4.2.15 As can be seen in **Table 4.2,** 5 of the amenities applicable for a Building Group 5: Multi-residential development are within the 500-metre distance which exceeds the required number of 4 stipulated within BREEAM Tra 02 Proximity to amenities guidance. Indeed, the only other amenity outside the guidance is the doctor's surgery which is still only around a 12-minute walk from the site.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.2.16 Although 4 of the amenities are outside the 500-metre distance, 3 of those are within the further 1-kilometre catchment applicable for a Building Group 5: Multi-residential development. In total the site has 8 of the required amenities within 1000m which exceeds the required number of 7 stipulated within BREEAM Tra 02 Proximity to amenities guidance.

4.2.17 Based on the review, it is considered that the existing pedestrian infrastructure will facilitate safe and direct pedestrian linkages between the site and numerous local services and amenities.

4.2.18 Based on the above the site can therefore be considered as being accessible by foot.

4.3 Accessibility by Cycle

4.3.1 An alternative mode of travel to the site could be achieved by bicycle.

4.3.2 The importance of cycling as an alternative mode of travel both now and in the future, is demonstrated by the new rules relating to cyclists contained within the revised Highway Code, which came into force in January 2022.

4.3.3 These new rules, which include the 'Hierarchy of Users' or 'Hierarchy of Responsibility', recognise that drivers of vehicles that can cause the greatest harm in the event of a collision bear the greatest responsibility to take care and reduce the danger to others. This together with the simplification of the rules, to make junctions safer and new rules to tackle dangerous overtaking will provide a road environment where cyclists and pedestrians are given priority, feel safer using the road network and further encourage travel by cycle.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.3.4 The Cycling England document 'Integrating Cycling Into Development Proposals' advises that *'For short trips, [cycle links] can give cyclists significant advantages over car users in terms of convenience and journey time… Most cycle journeys for non-work purposes and those to rail stations are between 0.5 and 2 miles, but many cyclists are willing to cycle much further. For work, a distance of 5 miles should be assumed.'*

4.3.5 A distance of 8-kilometres (5-miles) is generally accepted as a distance where cycling has the potential to replace short car journeys. This distance equates to a journey of around 40-minutes based on a leisurely cycle speed of 12kph and would extend as far as Stockport, Denton, Ashton-under-Lyne, Failsworth, Droylsden, Salford, Trafford Park Wythenshawe and the entirety of Manchester City Centre.

4.3.6 The nearest scheme from the Manchester Bee Network is the Wilmslow Road Cycleway Busy Beeways that links Rusholme to the city centre. It can be accessed via a 3-minute cycle to Oxford Road which is roughly 500 metres from the centre of the site. The Wilmslow Road Cycleway is a cycle route that is physically protected from general traffic on links and with improvements at junctions and bus-stop by-passes. The facilities provided along Oxford Road provide access to both the University of Manchester and Manchester Metropolitan Campuses as well as the city centre.

4.3.7 There is also a National Cycle Network route within close proximity of the site. National Cycle Network Route 6 can be accessed to the west of the site via a 5-minute cycle to Bonsall Street which is roughly 1.8 kilometres from the centre of the site. The route connects the site to areas in the north-west of Greater Manchester such as Radcliffe, and to the south-west including areas such as Chorlton-cum-Hardy.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.3.8 Along A5184 Plymouth Grove carriageway that bounds the site there are pedestrian and cycle crossing facilities within 70 metres of the centre of the site. These facilities will assist residents in accessing the nearby National Cycle Network route and the Wilmslow Road Cycleway Busy Beeways.

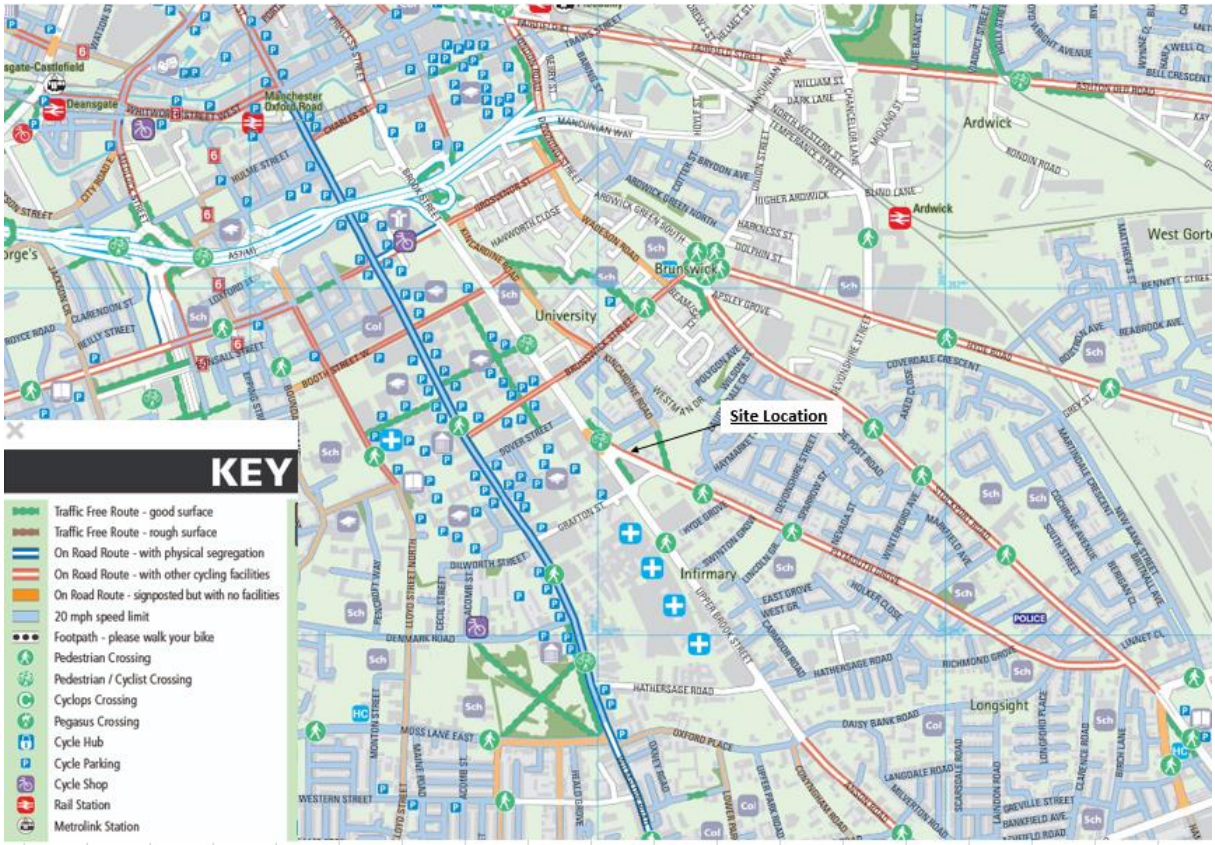


Figure 4.1 Local Cycle Network

4.3.9 As can be seen in Figure 4.1, the site benefits from an excellent level of cycle infrastructure with advisory on-road cycle routes provided on the A5184 Grove Street and along Oxford Road which is located in the vicinity of the site which provides a continuous route into Manchester City Centre.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.3.10 Cyclists will also be provided with cycle parking facilities in the north east of the development.

4.3.11 The site can, therefore, be considered as being highly accessible by cycle.

4.4 Accessibility by Bus

4.4.1 An effective public transport system is essential in providing good accessibility for large parts of the population to opportunities for work, education, shopping, leisure, and healthcare in the town and beyond.

4.4.2 The nearest bus stops to the site are located along the A34 Upper Brook Street, approximately 210 metres, only around a 2.5-minute walk, south from the centre of the site. Additional bus stops are located further north on A34 Upper Brook Street, approximately 260 metres, around a 3-minute walk, from the site. There are also bus stops along the A5184 Plymouth Grove 370 metres to the southeast of the site, on Grafton Street 350 metres to the south-west of the site, on Oxford Road 600 metres to the south-west of the site, and on the A6 Stockport Road 650 metres to the southeast of the site.

4.4.3 All of these bus stops are within 650 metres, around an 8-minute walk, of the centre of the application site, the location of the existing bus stops are shown on **Plan 6**.

4.4.4 A summary of the services available from the nearest bus stops from the development site is provided in **Table 4.3** below.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Service No	Route	Monday – Friday (per hour)				Sat	Sun
		AM Peak	Midday	PM Peak	Eve		
15	Manchester - Flixton	3	3	3	1	3	1
18	Manchester Royal Infirmary - Langley	2	2	2	1	2	2
41	Sale - Middleton	3	3	3	1	3	2
42 / 42A 42B / 2C	Piccadilly - Stockport	5	5	5	2	4	2
43	Manchester - Manchester Airport	6	6	6	2	6	3
50 / 51	Media City - East Didsbury	5	5	5	4	5	4
53	Pendleton – Cheetham Hill	2	2	2	1	2	1
111	Manchester - Southern Cemetery	4	4	4	2	4	2
142	Manchester - East Didsbury	6	6	6	6	6	6
143	Manchester - West Didsbury	12	12	12	8	10	6
147	Manchester - West Didsbury	2	2	2	1	0	0
191 / 192	Manchester - Hazel Grove	18	18	18	14	13	12
197	Manchester - Stockport (via Unis)	3	3	3	1	2	1
V1 / V2	Manchester Royal Infirmary - Leigh Bus Station	6	4	6	4	5	4

Table 4.3 - Existing Bus Services in Vicinity of the Site

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.4.5 As can be seen from **Table 4.3**, the nearest bus stops to the site provides various services throughout the day to destinations such as Manchester City Centre, Sale, East Didsbury, West Didsbury, Hazel Grove, Stockport, Middleton and many more.

4.4.6 The above services operate from around 5:00am to around 3:00am, making travel by public transport a real alternative for residents and visitors to the site.

4.4.7 Following the Accessibility Index Methodology (AI) contained within the BREEAM criteria the site has an Accessibility Index of 21.36, using the BREEAM-NOR v6.0 Tra 01 Accessibility Index Calculator which is contained within **Appendix 1**.

4.4.8 It is therefore concluded that the proposed development site is highly accessible by bus.

4.5 Accessibility by Rail

4.5.1 The nearest train station located to the site is Ardwick which can be accessed via an 18-minute walk as the station is located approximately 1.4 kilometres from the centre of the site.

4.5.2 Services into Manchester begin at 0715 hours and run until 1657 hours in the evening, with an approximate journey time of 5 minutes, making commuting/leisure trips by rail a real alternative to travelling by car.

4.5.3 Manchester Piccadilly is also close to the vicinity of the site and can be accessed via a 21-minute walk as the station is located approximately 1.6 kilometres from the centre of the site.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.5.4 Manchester Piccadilly train station is managed by Northern trains and has 12 platforms, offering 12 services per hour to destinations such as London, Manchester Airport, Liverpool Lime Street, Birmingham, Cleethorpes, New Mills, Hazel Grove, Carmarthen, Shrewsbury, Blackpool, Scarborough, Hadfield, Crewe, Norwich, Alderley Edge, Sheffield, Stoke-on-Trent and Llandudno.

4.5.5 The station has bicycle storage with 43 stands spread across on Fairfield Street, Ducie Street, and at the stations front entrance.

4.5.6 It is considered that the site is highly accessible by rail.

4.6 Accessibility by Metrolink

4.6.1 The nearest Metrolink station to the site is located at St Peter's Square which is located approximately 1,915 metres, less than a 25-minute walk, from the application site. The following Metrolink lines serve St. Peters Square;

- Altrincham to Piccadilly
- Bury to Piccadilly
- Eccles via Media City to Ashton-under-Lyne;

4.6.2 The site is also close to St Peter's Square which is located approximately 1,915 metres from the application site. The following Metrolink lines serve St. Peters Square.

- Altrincham to Piccadilly
- Altrincham to Bury
- Eccles via Media City to Ashton-under-Lyne;

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

- Manchester Victoria to Manchester Airport;
- Rochdale via Oldham to East Didsbury.

4.6.3 It is therefore considered the site is highly accessible by Metrolink.

4.7 Accessibility by Car Clubs

4.7.1 Car clubs are seen to be cost-effective and sustainable tools that could be promoted. Vehicles are booked for as long or as little as people need them, giving residents a more sustainable and cheaper alternative to car ownership. Joining a car club provides the convenience of owning a car without the hassle or costs of repairs, servicing, or parking.

4.7.2 Enterprise Car Club (www.enterprisecarclub.com) operate within Manchester and nearest car club location is the Harrington building car park at the Manchester Royal Infirmary off North Road which is located approximately 700 metres from the site, around an 8.5 minute walk.

4.8 Accessibility Summary

4.8.1 The proposals have been considered in terms of accessibility by non-car modes for the proposed development.

4.8.2 The following conclusions can be drawn from this section of the report:

- The site is well located to cater for trips on foot and provides potential for a high degree of pedestrian trips between the development and the surrounding area, including the University of Manchester, Manchester Metropolitan University, and the Royal Northern College of Music.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

- It has been demonstrated that the site is accessible by cycle, with a wide range of cycle facilities located within the vicinity of the site which provide the opportunity for trips to be undertaken by cycle.

- The various bus stops nearby to the site offer several frequent services to travelling to destinations such as Manchester City Centre, Sale, East Didsbury, West Didsbury, Hazel Grove, and Stockport shows that the proposed development can be considered as highly accessible by bus.

- The site is accessible via rail and Metrolink with Ardwick, Manchester Oxford Road, Manchester Piccadilly train stations and Manchester Piccadilly, St. Peters Square Metrolink stations located within 2 kilometres of the application site.

- Following the Accessibility Index Methodology (AI) contained within the BREEAM criteria the site has an Accessibility Index of 21.36 which can be viewed as high.

4.8.3 In light of the above, it is considered that the site is highly accessible and caters for needs of the development's residents and visitors. As such, this will assist in promoting a choice of travel modes other than the private car, as set out in NPPF.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

5 TRAFFIC IMPACT ANALYSIS

5.1 Introduction

5.1.1 In light of the sites city centre location and given that no car parking is proposed on site, it is likely that vehicular trips associated with the development will be minimal.

5.1.2 Notwithstanding the above, this section briefly considers the potential traffic generation, as a result of the proposals.

5.2 Assessment Criteria

5.2.1 Given the proposed land uses, it is assumed reasonable to consider the AM and PM weekday peak hours, as being those with the greatest impact on the local highway network.

5.3 Proposed Development

5.3.1 As previously stated, the development proposals consist of up to 263 bedspaces, comprising of 215 1-bedroom studio flats and 24 2-bedroom premium studio flats.

5.3.2 Although the proposed development is car-free and no parking will be provided, a TRICS assessment has been carried out in order to establish the number of trips which the proposed residential element is forecast to generate. The TRICS database has been used for the 'Residential – Student Accommodation' range of sites.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

5.3.3 The parameters used to ascertain the potential vehicular trip rates for the proposed residential development are as follows:

- Range between 1 and 1612 units.
- Monday to Friday surveys.
- Sites in Ireland excluded.
- Sites in Town Centres and Edge of Town

5.3.4 A summary of these trip rates and the likely level of trips that would occur as a result of the proposed development comprising 263 apartment is included in **Table 5.1,** below, with the TRICS output being provided at **Appendix 3**.

Period	Trip Rate		Trips	
	Arr	Dep	Arr	Dep
AM Peak Hour	0.002	0.002	1	1
PM Peak Hour	0.002	0.002	1	1

Table 5.1 - Proposed Development Trip Rates and Trips (263 Units)

5.3.5 As can be seen, the proposed residential development is forecast to generate a total of approximately 2 two-way trips in the AM peak and around 2 two-way trips in the PM peak.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

5.3.6 This would equate to one car joining the local highway networks every hour during the busiest periods of the day and therefore will not have any impact whatsoever.

5.4 Traffic Impact Summary

5.4.1 The proposals will generate only minimal levels of vehicular traffic.

5.4.2 On that basis, it can be assumed that the impact of the proposals on the local highway network would be minimal and should be deemed acceptable in highway terms.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

6 PROMOTING SMARTER CHOICES VIA TRAVEL PLANS

6.1 Introduction

6.1.1 In order to encourage resident travel to the site by non-car modes, a Travel Plan is proposed.

6.2 Travel Plan

6.2.1 A Framework Travel Plan is included at **Appendix 1**. The objective of the Travel Plan is the delivery of the objectives of National Planning Policy, i.e. to encourage residents to travel by non-car modes of travel. The Travel Plan outlines physical and management measures that are designed to achieve this objective.

6.2.2 The effectiveness of Travel Plans in assisting the use of non-car modes for journeys is intrinsically linked to the accessibility of a given site by means other than the private car.

6.2.3 The proposed development has been demonstrated to benefit from excellent non-car accessibility and it should, therefore, be expected that the adoption of a Travel Plan would be highly effective.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

7 CONCLUSIONS

7.1.1 Eddisons have been instructed by WUKPG to advise on the traffic and transportation issues relating to proposals to develop a site for a student accommodation apartment block on the A5184 Plymouth Grove in Manchester.

7.1.2 The following conclusions have been drawn with regard to the proposed development:

- The existing pedestrian infrastructure located in the vicinity of the site will enable safe pedestrian movements between the development site and the city centre.
- The site is in close proximity to a large range of amenities such as Lloyds Pharmacy, Morrisons, Manchester Aquatics Centre, The Grafton Arms (Public House) and Surrey Lodge Group Practice.
- The site benefits from being located in close proximity to bus stops and Manchester Piccadilly train station, thus providing excellent opportunities for trips by public transport.
- The site is highly accessible with an BREEAM Accessibility Index of 21.36.
- As no car parking is proposed on site, it is considered that vehicular trips associated with the development will be minimal.
- There is no evidence to suggest that the proposals would have an adverse effect on road safety or the number of accidents in the vicinity.
- The provision of a Travel Plan for the site will assist in reducing any impact and help to create a wider choice of travel to residents and visitors.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ
RICS

- The Transport Statement and the Travel Plan have both been prepared alongside the BREEAM guidelines to encourage sustainable travel to and from the site.

7.1.3 Based on the above it is the conclusion of this Report that there are no material reasons why the proposed development should not be granted planning consent on highways or transportation grounds.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

FIGURES

PLANS

APPENDICES



Croft Transport Planning & Design

340 Deansgate

Manchester

M3 4LY

0161 837 7380

eddisons.com

Offices across the UK

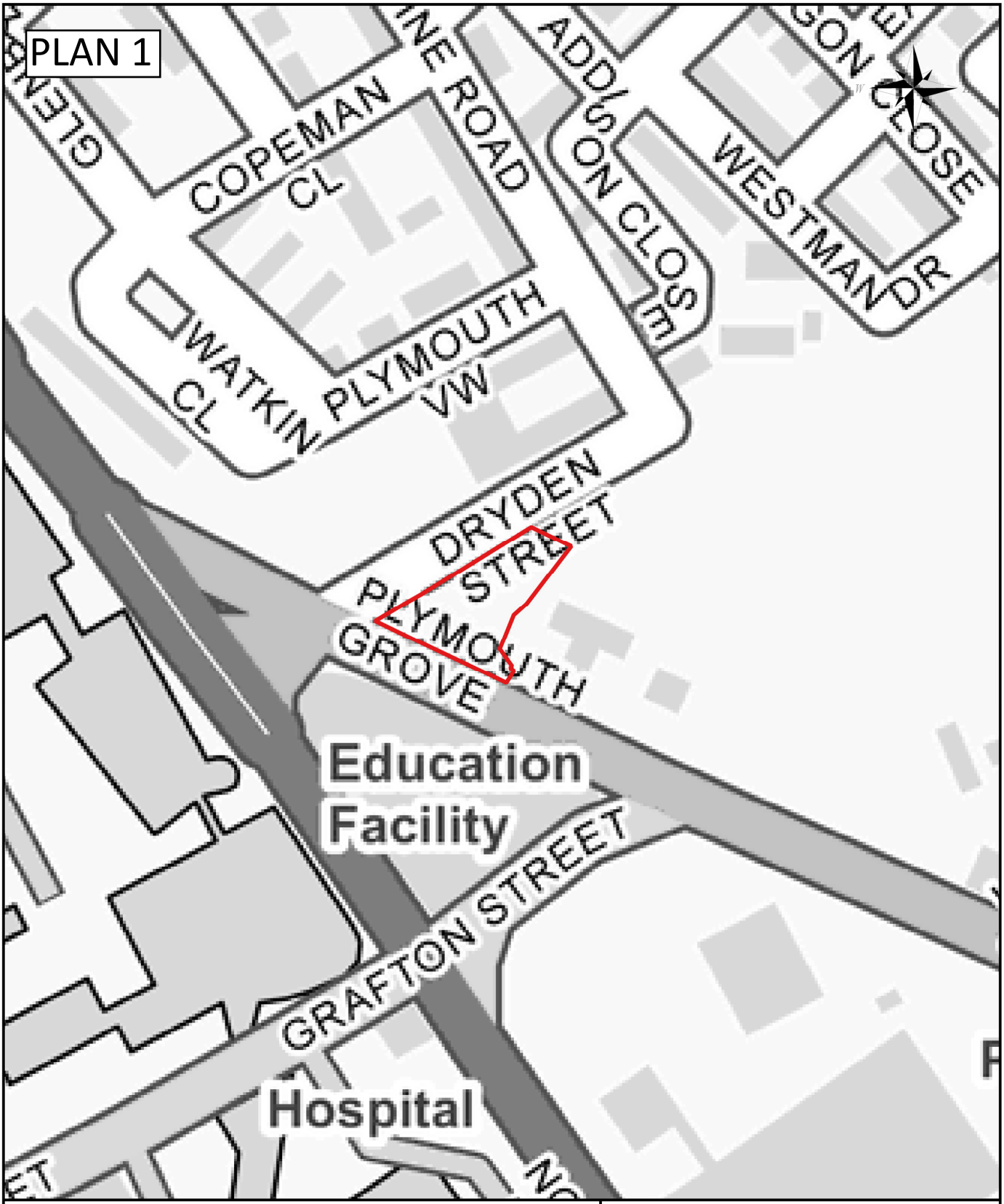
Eddisons
TRANSPORT PLANNING & DESIGN
Incorporating Croft Transport Planning & Design

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

RICS

PLANS

PLAN 1



CLIENT: WUKPG

DRAWING TITLE: SITE LOCATION

DRAWN:	DATE:	CHECKED:	DATE:	SCALES:
GW	24.05.23	GM	24.05.23	NTS @ A4

Eddisons
340 Deansgate
Manchester
M3 4LY

Email: info@croftts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

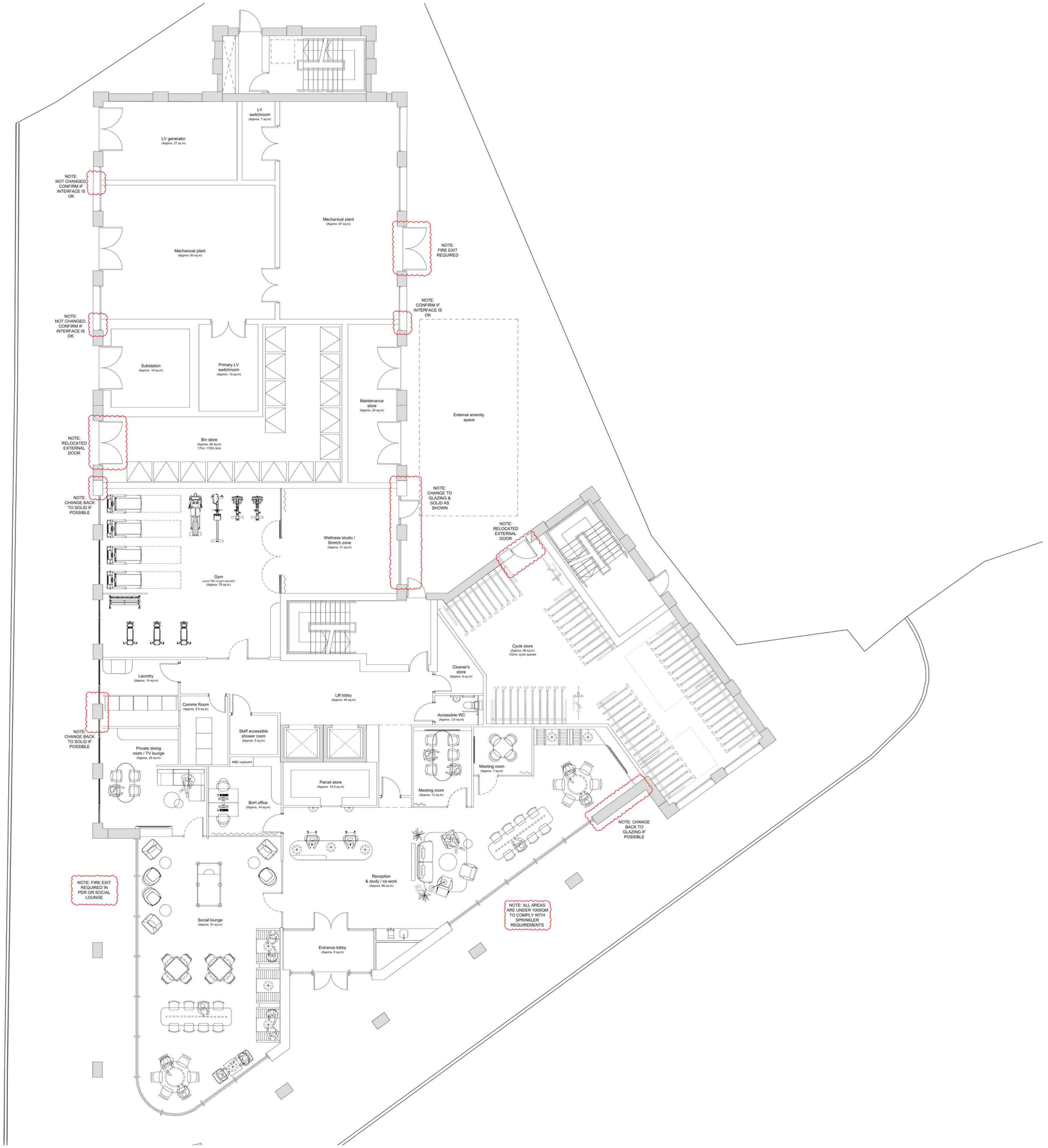
DRAWING NUMBER: 4038-01

REVISION: -

Eddisons

Z:\projects\4038 Plymouth Grove, Manchester\GIS\Workspaces\4038-01.dwg

PLAN 2



Notes

Copyright of this drawing is vested in the Architect and it must not be copied or reproduced without consent.

All dimensions are in millimeters unless indicated. Contractor to check all dimensions prior to commencing work onsite & adopt responsibility for dimensional accuracy prior to works.

Drawing to be read in conjunction with all relevant information.
Any discrepancies found between information on this drawing, given elsewhere or recorded onsite shall be reported to 74 immediately.

Do not scale from this drawing... If in doubt ask!

General Notes:

Initial proposal is subject to statutory compliance, Building Control approval, design team co-ordination, further technical design and client approval.

REV	DESCRIPTION	DRAWN	CHK	DATE
/	For Information	LM	BY	06.23

74
4th Floor
47 Newton Street
Manchester
M1 1FT
RIBA Chartered Practice
+44 (0) 161 [illegible] 8197
www.weare74.com

CLIENT
WUKPG

PROJECT
Plymouth Grove [illegible]nches

PURPOSE
For Information

DATE
09.06.2023

DRAWING TITLE
Proposed GA Plan
Ground Flo[illegible]
Amenity

SCALE
1:100@A1

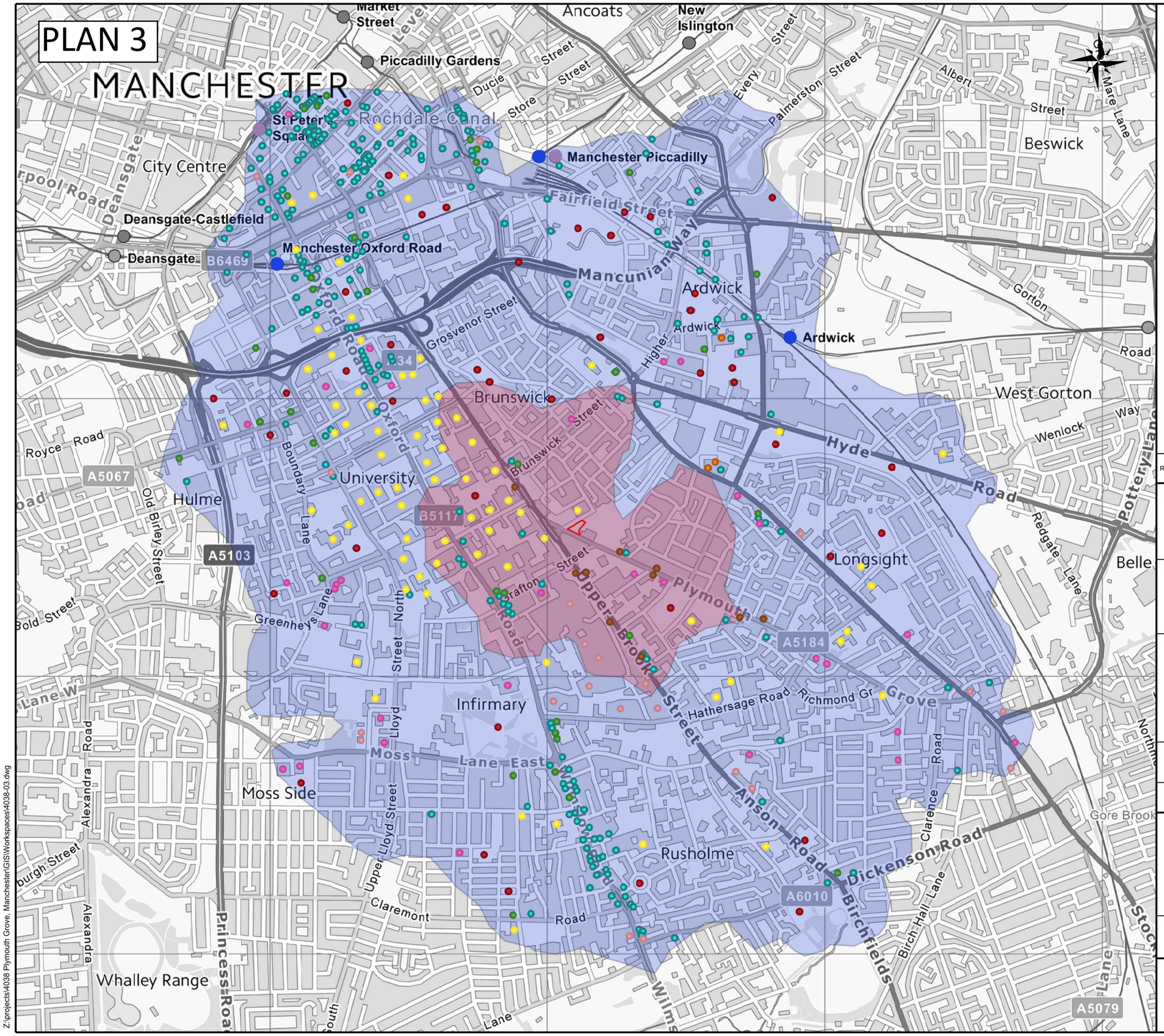
DRAWING NO.
230[illegible](20)-20

REV
/

DRAFT

PLAN 3

MANCHESTER



NOTES

- Site Location
- 800m Pedestrian Catchment
- 2km Pedestrian Catchment
- Nearest Train Stations
- Nearest Tram Stops
- Nearest Bus Stop
- Community
- Education
- Medical/Healthcare
- Post Office
- Retail
- Sport/Leisure
- Café/Takeaway/Public House

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

WUKPG

PROJECT:

PLYMOUTH GROVE, MANCHESTER

DRAWING TITLE:

800M & 2KM PEDESTRIAN CATCHMENT WITH AMENITIES

SCALES: NTS @ A3

DRAWN:	CHECKED:	DATE:
GW	GM	01.06.23

Eddisons
340 Deansgate
Manchester
M3 4LY

Email: info@crofts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

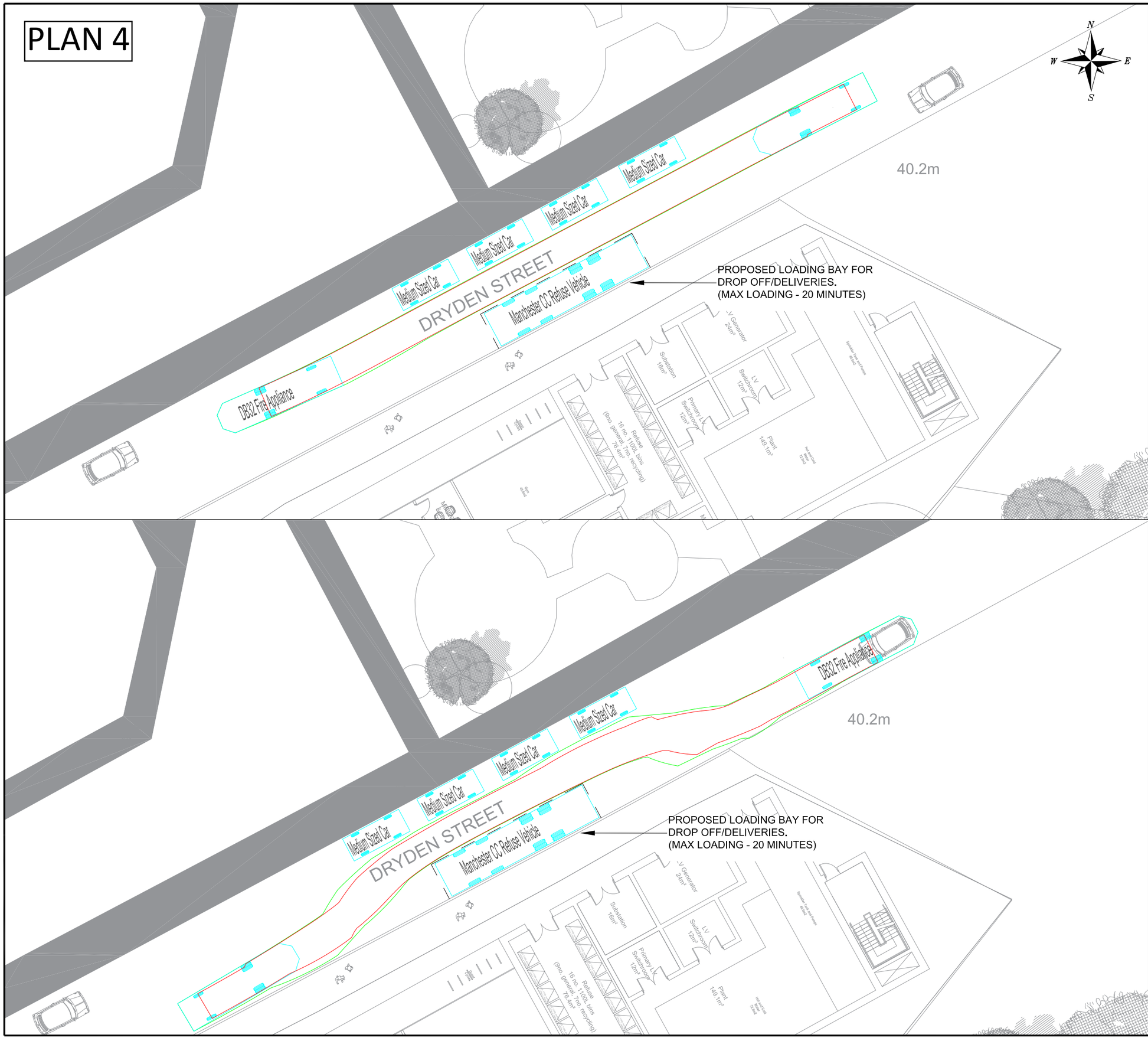
DRAWING NUMBER: 4038-03

REVISION: -

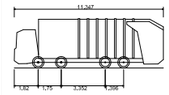
Eddisons

Z:\projects\4038 Plymouth Grove, Manchester\GIS\Workspaces\4038-03.dwg

PLAN 4

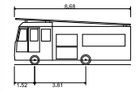


NOTES



Manchester CC Refuse Vehicle

Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	6.00s
Wall to Wall Turning Radius	11.330m



DB32 Fire Appliance

Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	7.910m



Medium Sized Car

Overall Length	4.319m
Overall Width	1.686m
Overall Body Height	1.466m
Min Body Ground Clearance	0.228m
Max Track Width	1.591m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.042m

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

WUKPG

PROJECT:

PLYMOUTH GROVE,
MANCHESTER

DRAWING TITLE:

SWEPT PATH ANALYSIS

SCALES:

1:250 @ A3

DRAWN:	CHECKED:	DATE:
GW	PW	APR 2023

Eddisons
340 Deansgate
Manchester
M3 4LY

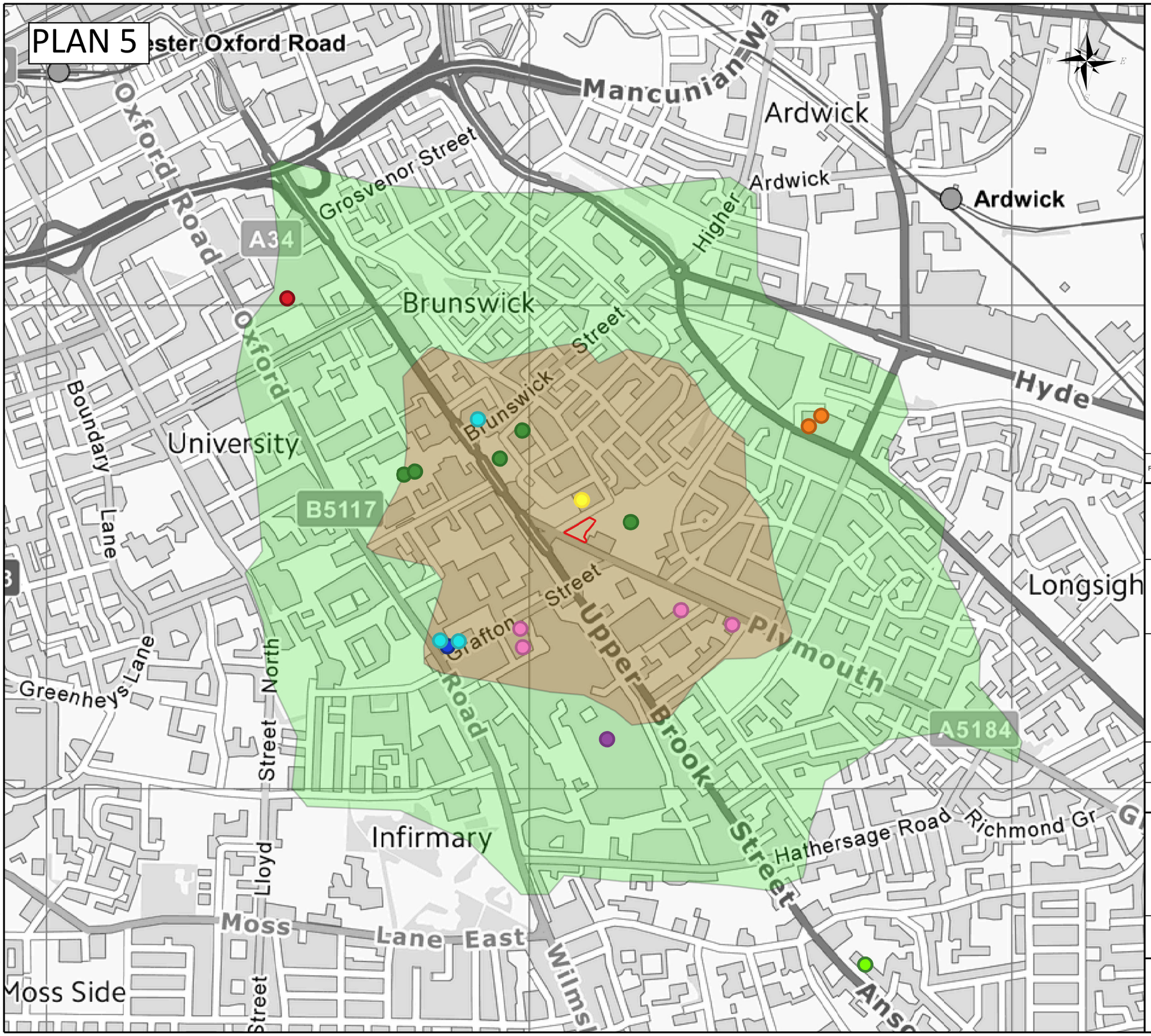
Email: info@croftts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

DRAWING NUMBER:	REVISION:
4038-SP01	B

Eddisons

Z:\projects\4038 Plymouth Grove, Manchester\CAD\EDDISONS Drawings\4038-SP01B.dwg

PLAN 5



NOTES

- Site Location
- 500m BREEAM Pedestrian Catchment
- 1km BREEAM Pedestrian Catchment
- Appropriate food outlet
- Access to cash
- Access to an outdoor open space
- Access to leisure facilities for fitness/sports
- Publicly available postal facility
- Community facility
- Over the counter pharmacy services
- Public sector GP or medical centre
- Childcare facility or school

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

WUKPG

PROJECT:

PLYMOUTH GROVE, MANCHESTER

DRAWING TITLE:

BREEAM 500M & 1000m PEDESTRIAN CATCHMENT WITH NEAREST AMENITIES

SCALES:

NTS @ A3

DRAWN:	CHECKED:	DATE:
GW	GM	01.06.23

Eddisons
340 Deansgate
Manchester
M3 4LY

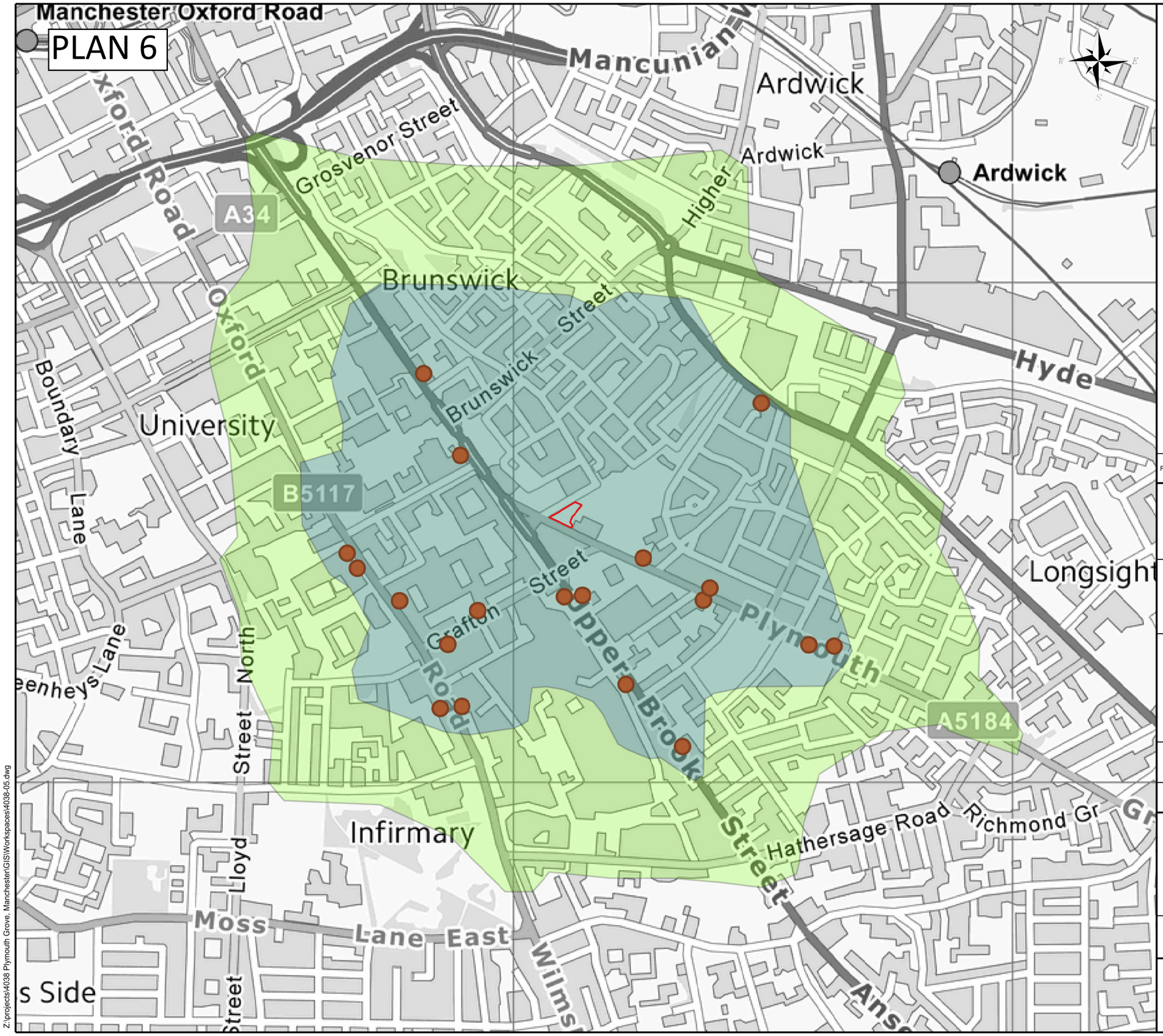
Email: info@croftts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

DRAWING NUMBER:	REVISION:
4038-04	-

Eddisons

Z:\projects\4038 Plymouth Grove, Manchester\GIS\Workspaces\4038-04.dwg

PLAN 6



NOTES

- Site Location
- 650m Bus Service Node Catchment
- 1km Train/Tram Service Node Catchment
- Compliant Bus Service Node

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

WUKPG

PROJECT:

PLYMOUTH GROVE, MANCHESTER

DRAWING TITLE:

650M BUS & 1000M TRAIN/TRAM COMPLIANT TRANSPORT NODE CATCHMENT

SCALES:

NTS @ A3

DRAWN:	CHECKED:	DATE:
GW	GM	01.06.23

Eddisons
340 Deansgate
Manchester
M3 4LY

Email: info@crofts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

DRAWING NUMBER: 4038-05

REVISION: -

Eddisons

Z:\projects\4038 Plymouth Grove, Manchester\GIS\Workspaces\4038-05.dwg

APPENDICES

APPENDIX 1

Travel Plan Framework

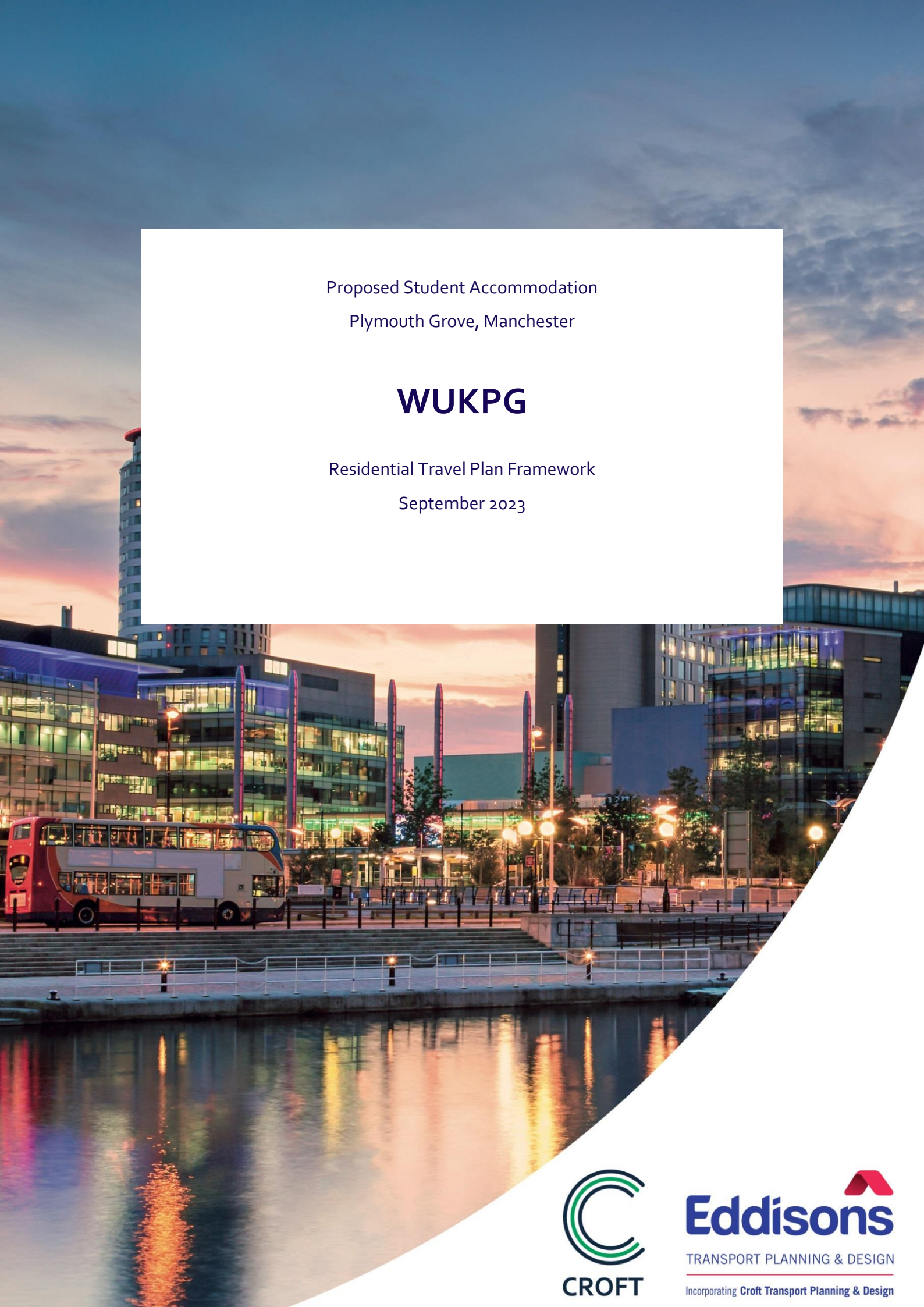
Proposed Student Accommodation

Plymouth Grove, Manchester

WUKPG

Residential Travel Plan Framework

September 2023



CROFT

Eddisons

TRANSPORT PLANNING & DESIGN

Incorporating Croft Transport Planning & Design

REPORT

Document:	Framework Travel Plan
Project:	Proposed Student Accommodation, Plymouth Grove, Manchester
Client:	WUKPG
Job Number:	4038
File Origin:	Z:\projects\4038 Plymouth Grove, Manchester\Docs\Reports\4038.TPF.docx

Document Checking:

Primary Author	GM	**Initialled:**
Contributor	GW	**Initialled:**
Review By	PJW	**Initialled:**

Issue	Date	Status	Checked for Issue
1	24-05-23	First Draft	
2			
3			
4			

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Contents

1 INTRODUCTION 1

1.1 Introduction 1
1.2 Development Site and its Location 1
1.3 Development Proposals 2
1.4 The Travel Plan 2
1.5 Residents Travel (Welcome) Pack 4

2 TRAVEL PLAN ADMINISTRATION 5

2.1 Introduction 5
2.2 Role of Travel Plan Coordinator 5

3 ACCESSIBILITY BY NON-CAR MODES 8

3.1 Introduction 8
3.2 Accessibility on Foot 9
3.3 Accessibility by Cycle 14
3.4 Accessibility by Bus 17
3.5 Accessibility by Rail 19
3.6 Accessibility by Metrolink 20
3.7 Accessibility by Car Clubs 21
3.8 Accessibility Summary 21

4 MANAGEMENT MEASURES 23

4.1 Introduction 23
4.2 Management Measures 23

5 TRAVEL PLAN TARGETS 29

5.1 Introduction 29
5.2 Baseline Data 29
5.3 Potential Targets 30

6 TRAVEL PLAN MONITORING 31

6.1 Introduction 31

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

6.2 Monitoring 31
6.3 Action Plan 31

7 CONCLUSIONS 33

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Contents

PLANS (See Transport Statement)

Plan 1	Site Location
Plan 2	Proposed Site Layout
Plan 3	800m & 2km Pedestrian Catchment with Amenities
Plan 4	Swept Path Analysis
Plan 5	BREEAM 500m & 1km Pedestrian Catchment with Amenities
Plan 6	BREEAM 650m & 1km Transport Nodes Catchment

APPENDICES

Appendix 1	Travel Plan Framework
Appendix 2	BREEAM Accessibility Index Calculation
Appendix 3	TRICS Output

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

1 INTRODUCTION

1.1 Introduction

1.1.1 Eddisons have been instructed by WUKPG to advise on the traffic and transportation matters relating to proposals to develop a site for student accommodation purposes comprising residential apartments on the A5184 Plymouth Grove in Manchester.

1.1.2 This Residential Travel Plan Framework which is compliant with BREEAM guidance, will set out the principal strategies that will be put in place once the development is open and residents are occupying the dwellings to encourage sustainable travel to the development. The document will evolve into a formally agreed Full Travel Plan following the full occupation of the development.

1.1.3 The preparation and adoption of a Travel Plan is an important element of managing the demand for travel to all modern developments. The Department for Transport issued a guide on the preparation of such travel plans in April 2009 in a document entitled 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process.

1.2 Development Site and its Location

1.2.1 The site is situated on land to the north of the A5184 Plymouth Grove, approximately 2 kilometres to the north-east of Manchester city centre.

1.2.2 The location of the site in relation to the surrounding local area is presented in **Plan 1**.

1.2.3 The site is currently unoccupied. It is bound to the north-west by Dryden Street, to the north by public open space, to the east by a women's temporary access hostel and to the south by the A5184 Plymouth Grove.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

1.3 Development Proposals

1.3.1 The applicant is seeking planning permission to develop the site for purpose built student accommodation which will provide 263 bedspaces comprising of 215no. 1-bedroom studio flats and 24no. 2-bedroom 'premium studio' flats. In addition to this, student amenities and ancillary space such as cycle storage, waste collection areas and plant facilities are proposed on the ground floor.

1.3.2 The residential entrance will be provided directly from the A5184 Plymouth Grove.

1.3.3 The proposed site layout is provided at **Plan 2**.

1.3.4 No car parking is proposed for the scheme, but cycle storage is provided at ground floor level, as indicated on the site layout.

1.3.5 An agreement has been made between WUKPG and Q Park for students to lease parking spaces at a discounted rate. As part of the lease agreement, if a student residing at Plymouth Grove wishes to bring a car, they must park it on the Q Park rather than parking along Dryden Street. If students are found to be in breach of this agreement, their lease could be terminated. This agreement will ensure that the on-street parking in the nearby residential area is not impacted by the proposed development.

1.3.6 The location of so many local facilities within easy walking distance of the site will contribute to delivering a highly sustainable development in line with local and national policy.

1.4 The Travel Plan

1.4.1 The aims of Travel Plans are as follows:

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

- To encourage residents and visitors to use alternatives to the private car;
- To increase the awareness of the advantages and potential for travel by more environmentally friendly modes, and
- To introduce a package of management measures that will facilitate travel by modes of transport other than the private car.

1.4.2 This document provides a framework for the preparation of a Full Travel Plan, which will be submitted to the Local Planning Authority within 3 months of the initial resident's travel survey.

1.4.3 The Full Travel Plan will demonstrate the strategy that the developer is taking to assist the wider aims of sustainable transport and should include the following as a minimum:

- Contact details of a Travel Plan Co-ordinator;
- Results from the residential travel survey;
- Details of cycling, pedestrian and public transport links to and through the site;
- Objectives;
- SMART targets for non-car modes of travel, considering the baseline data from the survey;
- Action Plan of measures to be introduced and appropriate funding; and
- Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

1.4.4 A Travel Plan is effectively a combination of information, proposals and incentives designed to use most effectively the different means of travel available to residents.

1.4.5 This document will set out the principle strategies of the Travel Plan which will evolve into a formally agreed document once the development is open and the residents are occupying the development.

1.5 Residents Travel (Welcome) Pack

1.5.1 The principle Travel Plan measure will consist of a Residents Travel Pack containing relevant material to promote non-car modes of travel. This will be discussed further in Section 4 of this Plan.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

2 TRAVEL PLAN ADMINISTRATION

2.1 Introduction

2.1.1 The administration of the Travel Plan will be the responsibility of the developer, or in this case WUKPG, or whoever succeeds them in relation to these proposals. The developer will be required to designate a Travel Plan Co-ordinator (TPC) for the site.

2.2 Role of Travel Plan Coordinator

2.2.1 Eddisons will initially act as the Travel Plan Co-ordinator on behalf of the developer. This responsibility is likely to transfer to an employee of WUKPG the appointed Management Company catering for the site once the development is occupied; this is yet to be confirmed. Essentially the co-ordinator will provide a liaison in implementing the plan with the residents and the local authority.

2.2.2 The contact details of the current Travel Plan Co-ordinator are as follows: George Monks, Eddisons: (george.monks@eddisons.com).

2.2.3 The Travel Plan Co-ordinator will be the first point of contact for residents and other outside organisations in all matters regarding travel.

2.2.4 The post of the Travel Plan co-ordinator will continue for a total 5 years after the completion of the development and will be overseen by the Management Company or the developer.

2.2.5 The role of the Travel Plan Co-ordinator will also be to develop and manage the Travel Plan for the site.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

2.2.6 In terms of the roles and responsibilities, it is envisaged that the Travel Co-ordinator's roles will include;

- To provide a point of contact for any travel-related queries.
- Ensure travel awareness amongst residents.
- Create a travel database with information of the resident's travel patterns.
- Ensure the availability of the most up to date travel information.
- Ensure that all residents receive a Welcome Pack, which will contain details of public transport services i.e. timetables and route information as well as advice on walking and cycle routes to the site.
- Administer the Travel Plan and provide a liaison in implementing the plan with the local authority.
- To promote the car sharing scheme and other travel plan initiatives.
- Provide their details to the Planning and Highway Authority and the appropriate local bus companies.

2.2.7 The Travel Plan Co-ordinator will become responsible for the travel plan once it has been formally agreed by the Local Authority and will be the key decision maker on day-to-day matters relating to implementation of the travel plan. Any changes in the personnel of the Travel Co-ordinator must be provided to the Local Planning Authority.

2.2.8 The duties will also include monitoring, reviewing targets and forming action plans to remedy areas where the Travel Plan in not performing.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

2.2.9 Annual progress reports will be prepared and submitted to the Local Authority for a period of at least 5 years.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3 ACCESSIBILITY BY NON-CAR MODES

3.1 Introduction

3.1.1 In order to accord with the aspirations of the National Planning Policy Framework (NPPF), any new proposals should extend the choice in transport and secure mobility in a way that supports sustainable development. The presumption in favour of sustainable development is a central theme running through the framework and transport planning policies are seen as a key element of delivering sustainable development as well as contributing to wider sustainability and health objectives. To achieve these objectives, paragraph 30 states that when making decisions, local authorities should: *'Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'*

3.1.2 One of the core principles of the NPPF is to *'actively manage patterns of growth to make the fullest use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable*.'

3.1.3 New proposals should attempt to influence the mode of travel to the development in terms of gaining a shift in modal split towards non-car modes, thus assisting in meeting the aspirations of current national and local planning policy.

3.1.4 From 1st June 2023, Active Travel England (ATE) have become the statutory consultee on all major planning applications equal to or exceeding 150 housing units, 7500sqm of floorspace or an area of 5 hectares.

3.1.5 Within the guidance on local authority active travel capability ratings by Active Travel England, 'Greater Manchester CA' has been given a rating of 3 out of a possible 4.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.1.6 The rating of 3 states that Manchester has 'very strong local leadership, comprehensive plans, and a significant network in place with a growing number of people choosing to walk, wheel or cycle.'

3.1.7 The accessibility of the proposed site has been considered by the following modes of transport:

- accessibility on foot;
- accessibility by cycle;
- accessibility by bus;
- accessibility by rail;
- accessibility by Metrolink;
- accessibility by car clubs.

3.2 Accessibility on Foot

3.2.1 It is important to create a choice of direct, safe, and attractive routes between where people live and where they need to travel in their day-to-day life. This philosophy clearly encourages the opportunity to walk whatever the journey purpose and also helps to create more active streets and a more vibrant neighbourhood.

3.2.2 Pedestrian footways of at least 4 metres are located along A5184 Plymouth Grove that runs along the southwest of the site. Dryden Street that runs along the north of the site has pedestrian footways of at least 2.5 metres. These footways link with the extensive pedestrian infrastructure located within the surrounding area.

3.2.3 Signalised crossing facilities are located approximately 70 metres west of the site which allow for safe pedestrian movement across the A5184 and the A34.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.2.4 The DFT National Travel Survey of 2017 confirms that 81% of all trips less than a mile (1.6km) are carried out on foot.

3.2.5 The Institute of Highways and Transportation (IHT) document 'Guidelines for Providing for Journeys on Foot', provides information on acceptable walking distances. Table 3.2 suggests distances for desirable, acceptable, and preferred maximum walks to 'town centres', 'commuting/schools' and 'elsewhere'. The 'preferred maximum' distances are shown below in **Table 3.1**.

Suggested Preferred Maximum Walk		
Town Centre	**Commuting/School**	**Elsewhere**
800m	2,000m	1,200m

Table 3.1 IHT 'Providing for Journeys on Foot' Walk Distances

3.2.6 The Government introduced advice on walking distances in the 2001 revision to Planning Policy Guidance (PPG) 13 Transport, now withdrawn, which advised that *'Walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly those under two kilometres.'*

3.2.7 In light of the above review, a pedestrian catchment of 800 metres and 2 kilometres from the centre of the site, using all usable pedestrian routes, has been provided in **Plan 3** and provides an illustrative indication of the areas that can be reached based on a leisurely walk from the site. A review of the of local facilities within those catchments such as local shops/retail outlets and leisure facilities is also within **Plan 3**.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.2.8 This review indicates that a large selection of local amenities are located within 800m metres and 2 kilometres of the site including Manchester Royal Infirmary, Manchester Piccadilly train station as well as various museums/tourist attractions, retail stores, cafes, clubs, bars, education buildings, religious centres and various other primary services.

3.2.9 Within the 800 and 2,000 metre walking catchment areas, there are a number of educational facilities including the following, these education facilities are likely to be used by future occupiers of the proposed development;

- The University of Manchester Campus accessible between the Michael Smith Building and the AV Hill Building, located on A34 Upper Brook Street approximately 150 metres from the site.
- Manchester Metropolitan University Business School is located on Lower Ormond Street approximately 1.3 kilometres from the site.
- Royal Northern College of Music located on A34 Oxford Road approximately 960 metres from the site.

3.2.10 As well as applying the acceptable walking distances discussed above, this travel plan will consider how the development proposals align with the internationally recognised sustainability standard, BREEAM (Building Research Establishment's Environmental Assessment Method).

3.2.11 BREEAM is an assessment methodology used to recognise the adoption of best practice principles of sustainable design and construction in new developments. Based on an assessment against a range of criteria, including looking at best practice principles of Management, Health & Well Being, Energy, Transport, Water, Materials, Waste, Land Use & Ecology and Pollution, a sustainability rating is awarded.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.2.12 Within the 7.0 Transport criteria of the BREEAM International New Construction Version 6.0 there is the section 'Tra 01 Transport assessment and travel plan' which advises the following BREEAM requirements:

i) Assessment of applicable amenities in proximity to the site. All amenities must be within 500m or 1000m for a development that fall in Building Group 5: Multi-residential development site as stated within Table 34 of the Transport section Tra 02 Proximity to amenities.

ii) Assessment of compliant transport nodes proximity to the site, and their volume of service within the default hours of operation by building type for a typical day via the BREEAM Accessibility Index (AI). A compliant node includes any bus service with a stop within 650m and any railway/tram station within 1000m of the assessed building's main entrance.

3.2.13 A review of the proximity of local amenities applicable for a development classed within Building Group 5: Multi-residential has been created including indicators of the locations of compliant transport nodes which are shown in **Plan 5**. All supporting evidence has been included within **Appendix 2.**

3.2.14 In addition, to the above review, **Table 3.2** assesses whether the amenities are within 500 or 1000 metres of the site.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Amenity	Local Amenity	Distance (metres)	Guidance Criteria	Meets with Guidance?
Appropriate food outlet	Morrisons	400m	500m	YES
Access to cash	Morrisons ATM	400m	500m	YES
Access to an outdoor open space	Brunswick Park	230m	500m	YES
Access to recreation or leisure facility for fitness or sports	Manchester Aquatics Centre	900m	1000m	YES
Publicly available postal facility	Royal Mail Manchester Southeast Delivery Office	650m	1000m	YES
Community Facility	Grafton Arms (Public House)	270m	500m	YES
Over the counter services associated with pharmacy	Lloyds Pharmacy, Manchester Royal,	750m	1000m	YES
Public sector GP surgery or general medical centre	Surrey Lodge Group Practice	1171m	500m	NO
Childcare facility or school	Holyrood Nursery Dryden Street	100m	500m	YES

Table 3.2 - Distance from Site to Local Facilities

3.2.15 As can be seen in **Table 3.2,** 5 of the amenities applicable for a Building Group 5: Multi-residential development are within the 500-metre distance which exceeds the required number of 4 stipulated within BREEAM Tra 02 Proximity to amenities guidance. Indeed, the only other amenity outside the guidance is the doctor's surgery which is still only around a 12-minute walk from the site.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.2.16 Although 4 of the amenities are outside the 500-metre distance, 3 of those are within the further 1-kilometre catchment applicable for a Building Group 5: Multi-residential development. In total the site has 8 of the required amenities within 1000m which exceeds the required number of 7 stipulated within BREEAM Tra 02 Proximity to amenities guidance.

3.2.17 Based on the review, it is considered that the existing pedestrian infrastructure will facilitate safe and direct pedestrian linkages between the site and numerous local services and amenities.

3.2.18 Based on the above the site can therefore be considered as being accessible by foot.

3.3 Accessibility by Cycle

3.3.1 An alternative mode of travel to the site could be achieved by bicycle.

3.3.2 The importance of cycling as an alternative mode of travel both now and in the future, is demonstrated by the new rules relating to cyclists contained within the revised Highway Code, which came into force in January 2022.

3.3.3 These new rules, which include the 'Hierarchy of Users' or 'Hierarchy of Responsibility', recognise that drivers of vehicles that can cause the greatest harm in the event of a collision bear the greatest responsibility to take care and reduce the danger to others. This together with the simplification of the rules, to make junctions safer and new rules to tackle dangerous overtaking will provide a road environment where cyclists and pedestrians are given priority, feel safer using the road network and further encourage travel by cycle.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.3.4 The Cycling England document 'Integrating Cycling Into Development Proposals' advises that *'For short trips, [cycle links] can give cyclists significant advantages over car users in terms of convenience and journey time… Most cycle journeys for non-work purposes and those to rail stations are between 0.5 and 2 miles, but many cyclists are willing to cycle much further. For work, a distance of 5 miles should be assumed.'*

3.3.5 A distance of 8-kilometres (5-miles) is generally accepted as a distance where cycling has the potential to replace short car journeys. This distance equates to a journey of around 40-minutes based on a leisurely cycle speed of 12kph and would extend as far as Stockport, Denton, Ashton-under-Lyne, Failsworth, Droylsden, Salford, Trafford Park Wythenshawe and the entirety of Manchester City Centre.

3.3.6 The nearest scheme from the Manchester Bee Network is the Wilmslow Road Cycleway Busy Beeways that links Rusholme to the city centre. It can be accessed via a 3-minute cycle to Oxford Road which is roughly 500 metres from the centre of the site. The Wilmslow Road Cycleway is a cycle route that is physically protected from general traffic on links and with improvements at junctions and bus-stop by-passes. The facilities provided along Oxford Road provide access to both the University of Manchester and Manchester Metropolitan Campuses as well as the city centre.

3.3.7 There is also a National Cycle Network route within close proximity of the site. National Cycle Network Route 6 can be accessed to the west of the site via a 5-minute cycle to Bonsall Street which is roughly 1.8 kilometres from the centre of the site. The route connects the site to areas in the north-west of Greater Manchester such as Radcliffe, and to the south-west including areas such as Chorlton-cum-Hardy.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.3.8 Along A5184 Plymouth Grove carriageway that bounds the site there are pedestrian and cycle crossing facilities within 70 metres of the centre of the site. These facilities will assist residents in accessing the nearby National Cycle Network route and the Wilmslow Road Cycleway Busy Beeways.

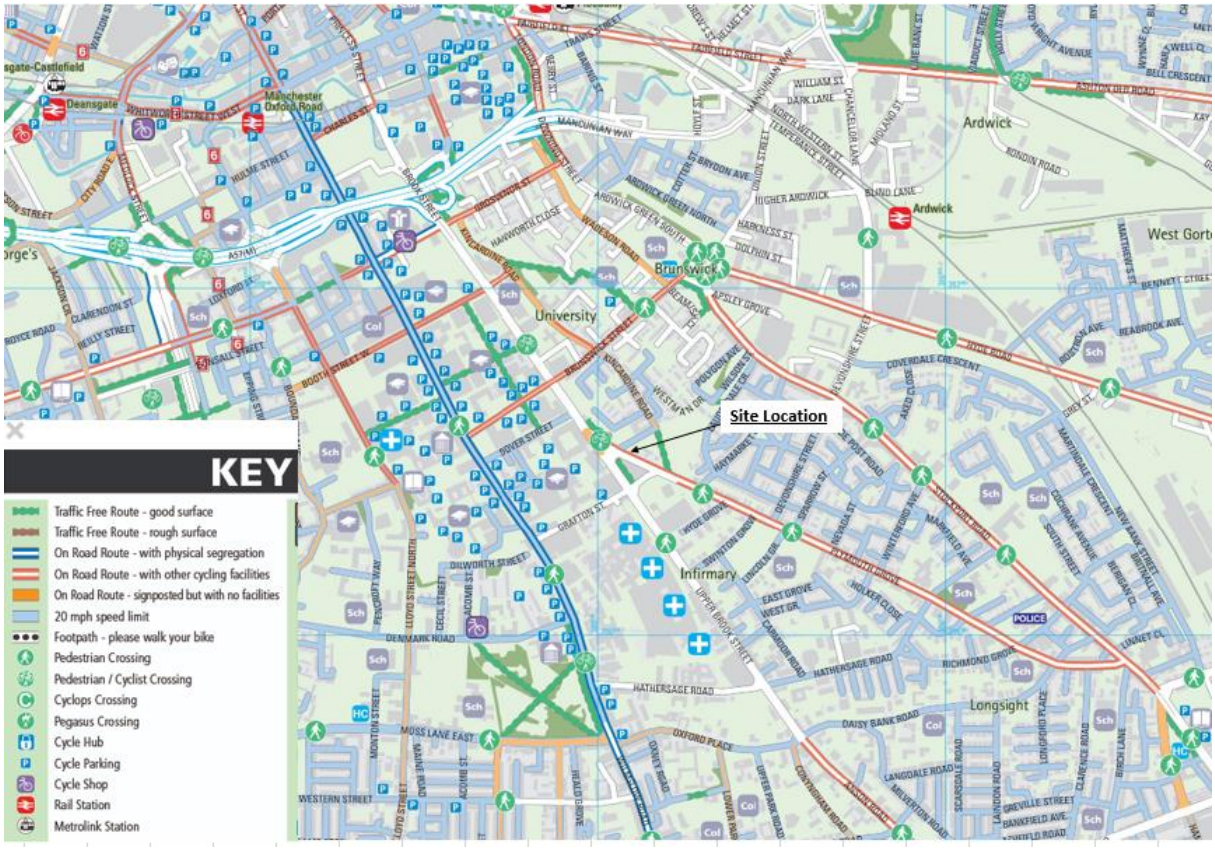


Figure 3.1 Local Cycle Network

3.3.9 As can be seen in Figure 3.1, the site benefits from an excellent level of cycle infrastructure with advisory on-road cycle routes provided on the A5184 Grove Street and along Oxford Road which is located in the vicinity of the site which provides a continuous route into Manchester City Centre.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.3.10 Cyclists will also be provided with cycle parking facilities in the north east of the development.

3.3.11 The site can, therefore, be considered as being highly accessible by cycle.

3.4 Accessibility by Bus

3.4.1 An effective public transport system is essential in providing good accessibility for large parts of the population to opportunities for work, education, shopping, leisure, and healthcare in the town and beyond.

3.4.2 The nearest bus stops to the site are located along the A34 Upper Brook Street, approximately 210 metres, only around a 2.5-minute walk, south from the centre of the site. Additional bus stops are located further north on A34 Upper Brook Street, approximately 260 metres, around a 3-minute walk, from the site. There are also bus stops along the A5184 Plymouth Grove 370 metres to the southeast of the site, on Grafton Street 350 metres to the south-west of the site, on Oxford Road 600 metres to the south-west of the site, and on the A6 Stockport Road 650 metres to the southeast of the site.

3.4.3 All of these bus stops are within 650 metres, around an 8-minute walk, of the centre of the application site, the location of the existing bus stops are shown on **Plan 6**.

3.4.4 A summary of the services available from the nearest bus stops from the development site is provided in **Table 3.3** below.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Service No	Route	Monday – Friday (per hour)				Sat	Sun
		AM Peak	Midday	PM Peak	Eve		
15	Manchester - Flixton	3	3	3	1	3	1
18	Manchester Royal Infirmary - Langley	2	2	2	1	2	2
41	Sale - Middleton	3	3	3	1	3	2
42 / 42A 42B / 2C	Piccadilly - Stockport	5	5	5	2	4	2
43	Manchester - Manchester Airport	6	6	6	2	6	3
50 / 51	Media City - East Didsbury	5	5	5	4	5	4
53	Pendleton – Cheetham Hill	2	2	2	1	2	1
111	Manchester - Southern Cemetery	4	4	4	2	4	2
142	Manchester - East Didsbury	6	6	6	6	6	6
143	Manchester - West Didsbury	12	12	12	8	10	6
147	Manchester - West Didsbury	2	2	2	1	0	0
191 / 192	Manchester - Hazel Grove	18	18	18	14	13	12
197	Manchester - Stockport (via Unis)	3	3	3	1	2	1
V1 / V2	Manchester Royal Infirmary - Leigh Bus Station	6	4	6	4	5	4

Table 3.3 - Existing Bus Services in Vicinity of the Site

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.4.5 As can be seen from **Table 3.3**, the nearest bus stops to the site provides various services throughout the day to destinations such as Manchester City Centre, Sale, East Didsbury, West Didsbury, Hazel Grove, Stockport, Middleton and many more.

3.4.6 The above services operate from around 5:00am to around 3:00am, making travel by public transport a real alternative for residents and visitors to the site.

3.4.7 Following the Accessibility Index Methodology (AI) contained within the BREEAM criteria the site has an Accessibility Index of 21.36, using the BREEAM-NOR v6.0 Tra 01 Accessibility Index Calculator which is contained within **Appendix 1**.

3.4.8 It is therefore concluded that the proposed development site is highly accessible by bus.

3.5 Accessibility by Rail

3.5.1 The nearest train station located to the site is Ardwick which can be accessed via an 18-minute walk as the station is located approximately 1.4 kilometres from the centre of the site.

3.5.2 Services into Manchester begin at 0715 hours and run until 1657 hours in the evening, with an approximate journey time of 5 minutes, making commuting/leisure trips by rail a real alternative to travelling by car.

3.5.3 Manchester Piccadilly is also close to the vicinity of the site and can be accessed via a 21-minute walk as the station is located approximately 1.6 kilometres from the centre of the site.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

3.5.4 Manchester Piccadilly train station is managed by Northern trains and has 12 platforms, offering 12 services per hour to destinations such as London, Manchester Airport, Liverpool Lime Street, Birmingham, Cleethorpes, New Mills, Hazel Grove, Carmarthen, Shrewsbury, Blackpool, Scarborough, Hadfield, Crewe, Norwich, Alderley Edge, Sheffield, Stoke-on-Trent and Llandudno.

3.5.5 The station has bicycle storage with 43 stands spread across on Fairfield Street, Ducie Street, and at the stations front entrance.

3.5.6 It is considered that the site is highly accessible by rail.

3.6 Accessibility by Metrolink

3.6.1 The nearest Metrolink station to the site is located at St Peter's Square which is located approximately 1,915 metres, less than a 25-minute walk, from the application site. The following Metrolink lines serve St. Peters Square;

- Altrincham to Piccadilly
- Bury to Piccadilly
- Eccles via Media City to Ashton-under-Lyne;

3.6.2 The site is also close to St Peter's Square which is located approximately 1,915 metres from the application site. The following Metrolink lines serve St. Peters Square.

- Altrincham to Piccadilly
- Altrincham to Bury
- Eccles via Media City to Ashton-under-Lyne;

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

- Manchester Victoria to Manchester Airport;
- Rochdale via Oldham to East Didsbury.

3.6.3 It is therefore considered the site is highly accessible by Metrolink.

3.7 Accessibility by Car Clubs

3.7.1 Car clubs are seen to be cost-effective and sustainable tools that could be promoted. Vehicles are booked for as long or as little as people need them, giving residents a more sustainable and cheaper alternative to car ownership. Joining a car club provides the convenience of owning a car without the hassle or costs of repairs, servicing, or parking.

3.7.2 Enterprise Car Club (www.enterprisecarclub.com) operate within Manchester and nearest car club location is the Harrington building car park at the Manchester Royal Infirmary off North Road which is located approximately 700 metres from the site, around an 8.5 minute walk.

3.8 Accessibility Summary

3.8.1 The proposals have been considered in terms of accessibility by non-car modes for the proposed development.

3.8.2 The following conclusions can be drawn from this section of the report:

- The site is well located to cater for trips on foot and provides potential for a high degree of pedestrian trips between the development and the surrounding area, including the University of Manchester, Manchester Metropolitan University, and the Royal Northern College of Music.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

- It has been demonstrated that the site is accessible by cycle, with a wide range of cycle facilities located within the vicinity of the site which provide the opportunity for trips to be undertaken by cycle.

- The various bus stops nearby to the site offer several frequent services to travelling to destinations such as Manchester City Centre, Sale, East Didsbury, West Didsbury, Hazel Grove, and Stockport shows that the proposed development can be considered as highly accessible by bus.

- The site is accessible via rail and Metrolink with Ardwick, Manchester Oxford Road, Manchester Piccadilly train stations and Manchester Piccadilly, St. Peters Square Metrolink stations located within 2 kilometres of the application site.

- Following the Accessibility Index Methodology (AI) contained within the BREEAM criteria the site has an Accessibility Index of 21.36 which can be viewed as high.

3.8.3 In light of the above, it is considered that the site is highly accessible and caters for needs of the development's residents and visitors. As such, this will assist in promoting a choice of travel modes other than the private car, as set out in NPPF.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4 MANAGEMENT MEASURES

4.1 Introduction

4.1.1 This section of the Travel Plan describes the measures which will be delivered through the plan by the Travel Plan Co-ordinator:

4.2 Management Measures

i) Travel Plan Co-ordinator;

ii) Residents Travel Survey

iii) Residents Travel Pack

iv) Travel awareness and information;

v) Encouraging Walking/Cycling;

vi) Encouraging Travel by Public Transport.

4.2.2 As far as possible, the obligations outlined below are designed to be suitable for review and monitoring. The list, however, is not exhaustive and the Travel Plan Co-ordinator will be free to investigate other potential initiatives.

Travel Plan Co-ordinator

4.2.3 As previously detailed, a Travel Plan Co-ordinator (TPC) has been appointed to manage the day to day running of the Travel Plan and organise residents travel surveys, as set out in Section 2.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.2.4 It is anticipated that Eddisons (George.monks@eddisons.com) will initially act as the Travel Plan Co-ordinator (TPC) for the development with responsibility transferring to a separate management company although this will be confirmed in due course.

4.2.5 Any changes to the name and contact details of the TPC will be provided to the Travel Plan Officer at the Local Authority.

4.2.6 The TPC will be responsible for all aspects of the Travel Plan. His or her primary functions will be as follows;

- Liaison with the Local Planning and Highways Authorities;
- Provision of a Residents Travel Pack containing information for residents;
- Promotion of the sustainable transport options available to residents, including public transport, cycle, walking and car sharing schemes; and
- Maintenance of all necessary systems, data and paperwork.

Residents Travel Survey

4.2.7 In order to establish the travel modes of residents (once the development is occupied) a Residents Travel Survey will be undertaken.

4.2.8 The resident's travel survey will be provided to all the residents as part of their 'Welcome Pack' when they purchase a property.

4.2.9 This information will be used to determine which modes of travel will need to be promoted and encouraged the most.

4.2.10 Repeat surveys will be used for the Travel Plan monitoring process in order to establish what may be required to further encourage travel by non-car modes.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Residents Travel (Welcome) Pack

4.2.11 It is an important and emerging principle in residential developments that where appropriate the implementation of travel plan type measures can establish a pattern of travel behaviour favouring sustainable modes from the inception of the development. The contents of the welcome packs could include:

- Introduction to the TP concept detailing objectives and aspirations;
- Literature on the health benefits of walking, cycling and environmental benefits of sustainable modes of transport;
- Personal travel initiatives;
- Maps showing local walking/cycling routes and places of interest;
- Details of public transport services, including timetables and routes; and
- Details of the Travel Plan Co-ordinator (TPC).

4.2.12 As well as providing such information throughout the welcome packs, community notice boards in communal areas could also be provided to detail relevant information as set out above. It is envisaged that the TPC would work with the local educational institutions to link the welcome packs to the nearby facilities.

Travel Awareness and Information

4.2.13 All residents will be made aware of the existence of the Travel Plan.

4.2.14 As mentioned previously, Residents Travel Packs will be issued for new residents moving into the development and prospective buyers will be made aware of the Travel Plan when viewing the development.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.2.15 Contact details for the TPC will also be provided to residents.

4.2.16 Travel Information for residents will be provided for in numerous ways, such as, websites, cycle and walking maps for the surrounding areas.

4.2.17 A "Travel" information website could be promoted to provide details of the travel options available to residents. This website is likely to be a specific 'Travel' page linked to the website for the development.

4.2.18 The website could hold information about the Travel Plan and the reasons for it, public transport links, bus timetables and contact information, cycle routes and pedestrian access.

4.2.19 The material displayed will be reviewed regularly by the TPC and additional information added when appropriate. This will include general information on the environmental cost/benefits of different modes of transport, the savings made through car sharing etc. All information on display is reviewed to ensure that it remains up to date and relevant.

4.2.20 It will be the responsibility of the TPC to ensure that residents are provided with information to allow ease of use of the public transport network.

4.2.21 Some helpful websites to aid residents which will also be included in the Travel Pack to assist planning their travel are:

- https://www.traveline.info;
- www.nationalrail.co.uk;
- www.walkit.com;
- www.sustrans.org.uk.
- www.tfgm.com

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

4.2.22 The above list is a guideline as to the kind of information available but clearly, the TPC will be able to investigate other useful sources of travel information such as walking and cycling maps which are available on various websites.

4.2.23 The Travel Plan will ensure that all residents are aware of the facilities available to encourage and facilitate walking and cycling and will publicise National events such as Walk to Work month and Bike Week.

4.2.24 In addition to the above, information on existing key local services and publicity material from the Council's website and Traveline will be included.

Encouraging Walking/Cycling

4.2.25 Residents will be provided with information and advice concerning safe pedestrian and cycle routes to the site through the provision of the Resident's Travel Pack.

4.2.26 Local and National campaigns for walking and cycling will also be promoted by the Travel Plan Co-ordinator.

Encouraging Travel by Public Transport

4.2.27 As demonstrated within this document the site is highly accessible by public transport, and that there are further opportunities for wider public transport travel throughout Manchester city centre.

4.2.28 The following measures will be considered in order to encourage residents and visitors to travel by public transport:

- Distribute details of the Journey Planning tools for the North West and Greater Manchester area i.e. www.traveline-northwest.co.uk and www.tfgm.com

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

- Provide up to date bus details including timetables/contact information in the welcome packs; and

- Advertise any promotions/discounts offered by public transport operators.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

5 TRAVEL PLAN TARGETS

5.1 Introduction

5.1.1 This section of the Travel Plan will provide details of the targets against which the success of the Plan in achieving its objectives will be measured.

5.1.2 The targets are designed to be quantifiable, be relevant to both measures and objectives identified in the Plan and will include a timescale.

5.2 Baseline Data

5.2.1 As the development has not yet been constructed, it is not possible to undertake any travel surveys. Therefore, it is not appropriate to provide a definitive set of targets.

5.2.2 In order to understand travel habits, travel surveys will be distributed to all residents/students and employees of the retail elements within three months of achieving 50% occupation at the site.

5.2.3 Recipients will be encouraged to participate, and the surveys would extract the following key data;

- Place of education for the residential element, and place of residence for the retail elements;
- Usual mode of travel and reason for modal choice;
- Attractiveness of various sustainable modes;
- Any barriers to sustainable modes; and

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

- Potential Initiatives that would encourage students/residents and employees to travel more sustainably.

5.2.4 The information obtained will be used to influence the contents of the full Travel Plan .

5.3 Potential Targets

5.3.1 The full Travel Plan will include Targets which will be agreed with Manchester City Council and TfGM. These targets will be required to be SMART targets.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

6 TRAVEL PLAN MONITORING

6.1 Introduction

6.1.1 This section of the report sets out the proposed monitoring for the associated with the Framework Travel Plan. It also sets out the next steps with regards to converting this document into a full Travel Plan.

6.2 Monitoring

6.2.1 The monitoring of travel behaviour is vital to measure progress towards the targets.

6.2.2 Annual monitoring reports will be provided to officers at MCC/TfGM following the receipt of the first surveys. Monitoring will be carried out for a period of at least three years from the date of the baseline travel surveys.

6.3 Action Plan

6.3.1 The initial timetable for the implementation and provision for monitoring and review is provided Table 6.1 below:

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

Action	Target Date	Indicator/Measured by	Responsibility
Appointment of TPC	TPC appointed one month prior to first occupation of site	Appointment of TPC by target date	WUKPG/TPC
Production of Residents Travel Pack	Upon Occupation	Distribution of Residents Travel Pack	WUKPG/TPC
Undertake initial travel surveys	Within 3 months of reaching 50% occupation of development	Receipt of survey results	TPC
Agree Travel Plan Targets	3 months after initial travel survey undertaken	Receipt of Written agreements of target	TPC

Table 6.1 – Travel Plan Framework Timescales

6.3.2 The table above sets out the key tasks that will need to be undertaken by the Travel Plan Co-ordinator as part of the Travel Plan including guidance as to timescales for the tasks to be undertaken.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

7 CONCLUSIONS

7.1.1 This Travel Plan has detailed the proposals associated with the development site to promote sustainable modes of travel and reduce the dependency of the private car.

7.1.2 Additionally, the Travel Plan has presented a series of measures to be implemented to reduce the number of single car occupancy trips.

7.1.3 The information contained within the Travel Plan and details of sustainable modes of transport in the vicinity of the site will be accessible to residents and visitors to the development.

7.1.4 The aim of the Travel Plan is:

- to encourage residents to use sustainable modes of transport to access the site;
- reduce the reliance on single car occupancy journeys; and
- generally reduce traffic related pollution and noise.

7.1.5 A wide range of measures and actions will be used to encourage car sharing, public transport use, cycling and walking.

7.1.6 The Travel Plan Co-ordinator will ensure the Travel Plan is implemented and is operating effectively.

7.1.7 A detailed resident Travel Survey will be undertaken to establish travel modes of residents and following this, specific targets will be set and agreed with the Travel Plan team at Manchester City Council.

7.1.8 It can therefore be concluded that the proposals will provide a highly sustainable development which will be enhanced by the evolution of the Travel Plan.

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

FIGURES

PLANS

APPENDICES



Croft Transport Planning & Design

340 Deansgate

Manchester

M3 4LY

0161 837 7380

eddisons.com

Eddisons

TRANSPORT PLANNING & DESIGN

Incorporating Croft Transport Planning & Design

Offices across the UK

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

RICS

APPENDIX 2

BREEAM Accessibility Index Calculation

BREEAM-NOR v6.0 Tra 01 Accessibility Index Calculator

BREEAM® NOR

Using the drop down boxes make the relevant selections and press the 'Select' button

Building type: Multi-residential

No. nodes required: 6

Select

NODE 1

		Service 1	Service 2	Service 3	Service 4	Service 5	Service 6	Service 7	Service 8	Service 9	Service 10
Public transport type	Bus										
Distance to node (m)	210										
Average frequency per hour		4.7	1.7								

NODE 2

		Service 1	Service 2	Service 3	Service 4	Service 5	Service 6	Service 7	Service 8	Service 9	Service 10
Public transport type	Bus										
Distance to node (m)	260										
Average frequency per hour		2.5	4.7	1.7							

NODE 3

		Service 1	Service 2	Service 3	Service 4	Service 5	Service 6	Service 7	Service 8	Service 9	Service 10
Public transport type	Bus										
Distance to node (m)	280										
Average frequency per hour		15.5	2.2								

NODE 4

		Service 1	Service 2	Service 3	Service 4	Service 5	Service 6	Service 7	Service 8	Service 9	Service 10
Public transport type	Bus										
Distance to node (m)	350										
Average frequency per hour		15.5	2.2								

NODE 5

		Service 1	Service 2	Service 3	Service 4	Service 5	Service 6	Service 7	Service 8	Service 9	Service 10
Public transport type	Bus										
Distance to node (m)	600										
Average frequency per hour		2.3	1.8	2.5	4.8	1.7	3.3	6	10	1.2	4.8

NODE 6

		Service 1	Service 2	Service 3	Service 4	Service 5	Service 6	Service 7	Service 8	Service 9	Service 10
Public transport type	Bus										
Distance to node (m)	630										
Average frequency per hour		15.5									

Accessibility Index	21.36
Tra01 total credits achieved	**3**

APPENDIX 3

TRICS Output

Calculation Reference: AUDIT-851401-230524-0556

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : G - STUDENT ACCOMMODATION
TOTAL VEHICLES

Selected regions and areas:

01	GREATER LONDON		
	CN	CAMDEN	1 days
	HM	HAMMERSMITH AND FULHAM	1 days
	KI	KINGSTON	2 days
	LB	LAMBETH	1 days
05	EAST MIDLANDS		
	DY	DERBY	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Number of residents
Actual Range: 200 to 1100 (units:)
Range Selected by User: 1 to 1612 (units:)

Parking Spaces Range: All Surveys Included

Public Transport Provision:
Selection by: Include all surveys

Date Range: 01/01/15 to 25/06/21

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday	2 days
Wednesday	3 days
Friday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	6 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:

Town Centre	2
Edge of Town Centre	4

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	2
Built-Up Zone	4

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	7 days - Selected
Servicing vehicles Excluded	X days - Selected

Secondary Filtering selection:

Use Class:

C3	6 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

25,001 to 50,000	4 days
50,001 to 100,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

250,001 to 500,000	3 days
500,001 or More	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.5 or Less	1 days
0.6 to 1.0	4 days
1.1 to 1.5	1 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	1 days
No	5 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	1 days
4 Good	2 days
6a Excellent	2 days
6b (High) Excellent	1 days

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions

LIST OF SITES relevant to selection parameters

1 CN-03-G-01 STUDENT FLATS CAMDEN
SAINT PANCRAS WAY
KING'S CROSS

Edge of Town Centre
Built-Up Zone
Total Number of residents: 571
Survey date: TUESDAY *14/11/17* *Survey Type: MANUAL*

2 DY-03-G-02 STUDENT ACCOMMODATION DERBY
CATHEDRAL ROAD
DERBY

Town Centre
Built-Up Zone
Total Number of residents: 350
Survey date: WEDNESDAY *25/09/19* *Survey Type: MANUAL*

3 HM-03-G-02 STUDENT FLATS HAMMERSMITH AND FULHAM
PADDENSWICK ROAD
HAMMERSMITH

Edge of Town Centre
Residential Zone
Total Number of residents: 217
Survey date: FRIDAY *25/06/21* *Survey Type: MANUAL*

4 KI-03-G-01 STUDENT FLATS KINGSTON
PENRHYN ROAD
KINGSTON UPON THAMES

Edge of Town Centre
Built-Up Zone
Total Number of residents: 200
Survey date: WEDNESDAY *12/06/19* *Survey Type: MANUAL*

5 KI-03-G-02 STUDENT FLATS KINGSTON
CAMBRIDGE ROAD
KINGSTON UPON THAMES
NORBITON
Edge of Town Centre
Residential Zone
Total Number of residents: 300
Survey date: WEDNESDAY *26/06/19* *Survey Type: MANUAL*

6 LB-03-G-02 STUDENT FLATS LAMBETH
WESTMINSTER BRIDGE RD
LAMBETH

Town Centre
Built-Up Zone
Total Number of residents: 1100
Survey date: TUESDAY *27/11/18* *Survey Type: MANUAL*

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/G - STUDENT ACCOMMODATION
TOTAL VEHICLES
Calculation factor: 1 RESIDE
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. RESIDE	Trip Rate	No. Days	Ave. RESIDE	Trip Rate	No. Days	Ave. RESIDE	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	5	488	0.002	5	488	0.002	5	488	0.004
08:00 - 09:00	5	488	0.002	5	488	0.002	5	488	0.004
09:00 - 10:00	5	488	0.003	5	488	0.002	5	488	0.005
10:00 - 11:00	5	488	0.004	5	488	0.004	5	488	0.008
11:00 - 12:00	5	488	0.006	5	488	0.007	5	488	0.013
12:00 - 13:00	5	488	0.002	5	488	0.003	5	488	0.005
13:00 - 14:00	5	488	0.006	5	488	0.005	5	488	0.011
14:00 - 15:00	5	488	0.005	5	488	0.006	5	488	0.011
15:00 - 16:00	5	488	0.004	5	488	0.004	5	488	0.008
16:00 - 17:00	5	488	0.004	5	488	0.004	5	488	0.008
17:00 - 18:00	5	488	0.002	5	488	0.002	5	488	0.004
18:00 - 19:00	5	488	0.003	5	488	0.003	5	488	0.006
19:00 - 20:00	5	488	0.003	5	488	0.003	5	488	0.006
20:00 - 21:00	5	488	0.004	5	488	0.005	5	488	0.009
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.050			0.052			0.102

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

The survey data, graphs and all associated supporting information, contained within the TRICS Database are published by TRICS Consortium Limited ("the Company") and the Company claims copyright and database rights in this published work. The Company authorises those who possess a current TRICS licence to access the TRICS Database and copy the data contained within the TRICS Database for the licence holders' use only. Any resulting copy must retain all copyrights and other proprietary notices, and any disclaimer contained thereon.

The Company accepts no responsibility for loss which may arise from reliance on data contained in the TRICS Database. [No warranty of any kind, express or implied, is made as to the data contained in the TRICS Database.]

Parameter summary

Trip rate parameter range selected:	200 - 1100 (units:)
Survey date date range:	01/01/15 - 25/06/21
Number of weekdays (Monday-Friday):	6
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.



Croft Transport Planning & Design

340 Deansgate

Manchester

M3 4LY

0161 837 7380

eddisons.com

Offices across the UK

Eddisons
TRANSPORT PLANNING & DESIGN
Incorporating Croft Transport Planning & Design

Eddisons is a trading name of Eddisons Commercial Limited.
Registered in England 3280893. Registered Office: Toronto Square, Toronto Street, Leeds, LS1 2HJ

RICS