

Re: 137226 Plots C & E Great Jackson Street & 137227 Plot D Great Jackson Street

Thu 20/07/2023 16:12

To: Lucy Harrison

Hi Lucy

Thanks for consulting me on this proposal. These comments apply to both current planning applications near Crown Street: phase 3 & plot D (137226/FO/2023 and 137227/FO/2023), for a total of five residential towers plus ground-floor commercial units, restaurant, and also a 3-storey office building.

This is clearly a very big proposal so needs careful consideration. It's worth emphasising that this is basically a good location and travel plan - I've just taken quite a firm line given the enormous scale of the developments and therefore the travel impacts that may result!

I have a few requests for improvements to the travel plan:

1. The objectives (2.7.2) should be revised to make clear that the primary objective is to minimise the need for car ownership at the site and car journeys to and from the site. This is particularly for cars with just one person in them, but also includes multi-occupier cars.
2. There should be external visitors cycle racks (Sheffield stands)
3. The proposed cycle storage should be maintained as available for use for the lifetime of the developments (not clogged up with abandoned bikes).
4. The travel plans should remain in place for the lifetime of the development or until otherwise agreed with MCC as the local planning authority (LPA) (I think this is what they are proposing although if they say this specifically, I have missed it).
5. Following the initial survey and a follow-up a year or two later, surveys should be conducted at five-yearly intervals or more often if required (in the view of the LPA).
6. Surveys should reflect a representative sample of both residents and commercial unit staff (not just an opt-in as this tends to skew results in a positive direction), with targets and actions agreed with the LPA following each survey. They are proposing an opt-in survey using survey monkey and supplemented by paper surveys if needed. This is ok but they will need to supplement this with a targeted reach-out if the respondents do not adequately reflect the diversity of the occupiers (which is likely). This is to prevent the results being skewed, as is normally the case. This will need to be as reasonably practicable.
7. They should confirm that the cycle provision will also include staff and visitors at the commercial units, offices, and restaurant, and that the numbers will accommodate these users in addition to the residents.
8. Particular actions should be agreed as part of the full travel plan following occupation and initial survey.
9. The expected modal split and targets seem unlikely, with only 7% of journeys being walking. They might want to reconsider or provide further justification for these numbers. In any case, these will be researched by the initial survey, then targets agreed with the LPA in due course.
10. 8.3.2 reads: *"If less than 10% of the apartments or office floorspace are occupied in any year then final occupation of that phase shall be deemed to have occurred. At this point, the TPC role and any responsibilities relating to the TP would transfer to a local residents' association or the office occupier respectively."* Although residents' associations and occupiers may have a useful practical role, legal responsibility for the travel plan should rest with Reneker/the developer or their legal successors as freeholder(s). They can't pass this legal duty on to a residents' association or similar unless that organisation has its own legal personality and also that the transfer of responsibility is agreed by the LPA (and the residents' association), which would probably be unlikely.

If you agree, I would be grateful if you would put these amendment requests to the applicant/Curtins and let me have any amendments in due course.

Both the framework travel plans, and subsequent full travel plans, should be secured by condition as normal.

I hope that is useful - let me know if you need any further information or want to discuss.

Thanks,

[REDACTED]

[REDACTED]

Planning Strategy
Manchester City Council

From: Lucy Harrison [REDACTED]

Sent: 19 July 2023 13:53

To: [REDACTED]

Subject: 137226 Plots C & E Great Jackson Street & 137227 Plot D Great Jackson Street

Hi [REDACTED]

Please would you let me have your comments relating to the Travel Plans for the above two applications.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]

<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
