

Planning Conditions 23 & 28.

This application is made to discharge planning conditions 23 & 28 relating to planning approval 120893/FO/2018.

Northern Group Travel Plan (One Silk Street)

Northern Group Management has put in place several measures at One Silk Street designed to reduce dependency on the private car by those living at the development.

Our sustainable travel plan promotes a wide range of options to our tenants and staff with the aim to:

- Reduce car use (particularly for single occupancy trips) and increase travel by sustainable modes, namely active travel and public transport.
- Reduce the impact of the generated traffic, both in the immediate neighbourhood and on the wider highway network.
- Promote safe access for pedestrians and cyclists.
- Offer a coordinated approach to developing and implementing realistic travel options.

This includes providing information on the following:

- Car sharing and Car clubs
- Bicycle usage
- Cycle and walking routes
- Bus, rail, and Metrolink Services

It is important for our tenants to understand their options from the point they move in, therefore we include this information in our hand over pack.

Ongoing promotional of sustainable travel will be included on our bespoke digital notice boards, situated in the entrance foyer and lift lobby.

Northern Group commit to surveying our tenants and staff within the first three months of occupation to establish travel patterns. This will enable us to introduce any further mechanisms to reduce dependency on travel by private car. Travel patterns will then be monitored intermittently to review the effectiveness of the travel plan.

Northern Group Car Parking Review (One Silk Street)

Car parking is available for 20 cars, including 5 spaces for electric vehicles with charging points, and 2 disabled spaces. Northern Group manage the car park, with day-to-day duties carried out by our on-site concierge. This ensures the spaces are effectively managed for those drivers with EV requirements and disabilities.

Car Park Details (Demand & Uptake)

All 20 Car Park spaces are currently tenanted, and the car park has been fully occupied since June 2022. Other residents/staff that travel by car are assumed to be using local public car parks in the area.

Both disabled spaces are occupied and regularly used by the tenants; all 5 EV spaces are let to tenants and used regularly by tenants.

Spaces were first advertised with apartments/offices in March 22. All spaces were fully let by May 22.

All car parking spaces were let with a minimum term of 6, 12 or 24 months as these are usually tied in with tenancy agreements. We offer tenants a chance to renew this term at the end of the period.

We keep a waiting list of tenants at One Silk Street who are interested in a car parking space. The car park is for exclusive use to tenants and not let to the general public.

We currently have a number of residents on the waiting list. When a space was last available within the development, this was taken within the same working day.

Northern Group can provide alternate secure parking in other buildings for tenants if capacity is available. This alternate parking has been popular whilst spaces at Silk Street are not available.

The other available options available (depending on capacity at a given time) are always at least 95% full. The car park at Northern Group's Ice Plant building (75 spaces) is always full and only for tenants; there are currently at least 10 Silk Street tenants who use FGWharf (150 spaces).

Northern Group can usually always offer tenants a space at FGWharf because the spaces aren't allocated (it operates akin to a public car park - first-come, first-served) so there can be more users given access than the actual number of spaces.

There is also always a waiting list for external users (non-tenants) at FGWharf.

The strong requirement for car parking is a key factor in our desire to provide further car parking at future developments, in combination with our ongoing promotion of sustainable travel methods and alongside innovative public solutions such as the "Mobility Hub" soon to be constructed.

Cycle Spaces

Cycle spaces provided for the development as per the planning condition for the scheme is currently very under-utilised with a general, approximate uptake of less than 50%.

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The outcomes of the travel survey are in the separate Google survey results.