Royal Buildings, Piccadilly Section 73 Planning Application Transport Note

A26076

1. Introduction

1.1. Astute Transport Planning Ltd has been commissioned by Criterion Capital to provide transport and highways advice in support of a Section 73 planning application for the change of use at Royal Buildings bordering Mosley Street and Fountain Street in Manchester City Centre. The location of the site is shown in **Figure 1**.

Figure 1 - Site Location (Source: OpenStreetMap)



1.2. The site benefits from an earlier approved planning application for a proposed scheme comprising of 187 rooms, which was granted consent in December 2023 (Manchester City Council (MCC) application ref: 137450/FO/2023).

1.3. The revised development proposal at the site that is the subject of this Section 73 planning application is a hotel scheme comprising of 190 rooms, which is an uplift of three rooms compared to the previously approved hotel scheme in 2023, and as before the scheme will not include any on-site car parking.

2. Assessment

2.1. The transport submissions prepared in support of application ref: 137450/FO/2023 included a Transport Statement (TS) and Framework Travel Plan dated June 2023, and a TS Addendum Note in October 2023. The TS demonstrated that the proposed development site is located in a highly accessible location, the hotel development at Royal Buildings would have no impact upon the safe or efficient operation of the surrounding highway network and it would be appropriate for the scheme to not provide any on-site car parking as a reflection of the highly sustainable city centre location. The TS Addendum provided additional information to satisfy the Highway Authority in respect of the proposed refuse and servicing arrangements to serve the hotel and taxi access provision in the vicinity of the site, detailing the good provision of taxi ranks nearby where taxis could pick-up future guests.

2.2. It is considered that the proposed uplift of three hotel rooms at Royal Buildings will not have any material impacts and the findings of the transport submissions from the previously approved hotel scheme still remain valid and unchanged, and there will not be an unacceptable impact on highway safety or a severe residual cumulative impact on the road network. The 2023 Framework Travel Plan is still appropriate in support of the revised hotel development proposal.

3. Conclusion

3.1. In conclusion, Astute consider that the revised hotel proposal at the Royal Buildings in Manchester City Centre meets the objectives of local and national transport policy, and that the scheme is acceptable in highways and transportation terms.