

To whom it may concern
 Manchester City Council
 Manchester
 M2 5DB
 26th October 2021

Dear Sir/Madam,

RE: Great Ancoats Street, Outram House, M4 7AA, planning ref 119364/P3OPA/2018, condition 4

We write to you with information required to discharge condition 4 of the above planning application.

There are multiple high capacity car parks within 643 meters of the site. Multiple providers were contacted to confirm their availability and pricing. These were NCP, SIP and CitiPark.

NPC's car park is located 480 meters away on Store Street. CitiPark has two nearby on Dale Street and Tariff Street at 482 and 643 meters respectively. SIP confirmed their closet car park was 482 meters away.

The average daily occupancy levels for the two CitiPark car parks on Dale Street and Tariff Street were both 50% albeit the car park on Tariff Street would occasionally be much higher. Dale Street has 285 spaces in total and Tariff Street has 230. The average daily occupancy level of the SIP car park was unavailable however it was confirmed that spaces would be available. The same was said for the NCP car park. The NCP car park has around 400 spaces. Pay and display or permits were available at each of the car parks included in this report. The rates can be found below:

Type of ticket	Prices			
	CitiPark Dale St	CitiPark Tariff St	NCP Port St	SIP
Daily	£16	£125	£7.80	Various
Monthly	£150	£360	£97.50	Various
Quarterly	£420	N/A	£248	Various
Yearly	N/A	N/A	£900	Various

Email correspondence has been included from an agent at SIP car parks confirming availability of spaces at a car park within 482 meters.

Another option for prospective residents is Enterprise Car Clubs whereby cars can be rented for an hour/daily cost instantly at the commuter's convenience. The applicant has contacted Enterprise Car Clubs to determine how many cars are available within the near vicinity which is summarised in the table below:

Location	Distance (m)	Number of Cars
Tariff St	643	1
Dale St	482	1
Store St	480	1

The details of these vehicle arrangements have been set out and form a scheme that will provide for the needs of future residents who may wish to have the use of a motorcar. We can confirm that an employee of the management company for the development (Manchester Apartments) will be responsible for managing the scheme and providing residents with the relevant up to date information on local car parks, car park season tickets and car pool resources.

We trust this information will prove to be sufficient for your purposes.

Yours Sincerely,



James Roxborough

Development Director at Beech Holdings Limited