

Angela Leckie
Planning Department
Manchester City Council
Albert Square
Manchester
M60 2LA

Project
Oxygen Towers
Store Street
Application No: 122258/JO/2018

24.09.21

Dear Angela,

We write to discharge a number of Planning Conditions listed below:

Condition 12

"Before any use hereby approved commences, within each of the ground floor units details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.."

The commercial unit to Great Ancoat's Street will be required to submit opening hours to MCC for approval.
A building marketing / management suite is to be located in the smaller unit to Store St and the opening hours for this will be 8am-8pm.

Condition 14

"Before first occupation of the ground floor units commences a signage strategy; shall be submitted and agreed in writing. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied"

Signage zones to the marketing / management suite is to be as per attached drawing FRA_DI_C01.00
The occupier of the commercial unit to Great Ancoats St will be required to submit a signage proposal for MCC approval.

Condition 19

"Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i)the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development*
- ii)a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time*
- iii)mechanisms for the implementation of the measures to reduce dependency on the private car*
- iv)measures for the delivery of specified travel plan services*
- v)measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car*

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use."

Refer to the attached Travel Plan

I trust this is sufficient to discharge the above, however please do not hesitate to contact me if you need any additional information.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'John Crellin', with a stylized flourish at the end.

John Crellin
Director