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16 August 2021

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Connor

Dear Jennifer,

Discharge of Condition Application for Condition 9 (Travel Plan) of Planning Permission 129338/JO/2021 at Land Known as Birley Plot E, Stretford Road, Manchester.

Please find enclosed a discharge of condition application, relating to the development of Archway Halls purpose built student accommodation at Land Known as Birley Plot E, Stretford Road, Manchester. The Applicant is Manchester Metropolitan University.

Background

Planning Permission was granted for the "*Construction of a part 6, part 11 and part 16 storey building comprising 491 student bedspaces (sui generis), amenity space, cycle parking, landscaping, and associated highways work*" (Ref: 120896/FO/2018) on 19 October 2018.

An application under Section 73 of the Town and Country Planning Act 1990 (as amended) was subsequently approved in August 2019 (Ref: 123767/JO/2019) for the "*variation of condition numbers: 2 (Specified Plans), 11 (Landscaping), 15 (Operational Management Strategy), 16 (Access Strategy), 17 (Construction Management Plan), 18 (Local Labour Agreement), 20 (Acoustic Insulation) and 24 & 25 (Contaminated Land) of planning approval reference 120896/FO/2018 to allow for: re-positioning of building; internal arrangement amendments; and elevational amendments".*

An additional application under Section 73 of the Town and Country Planning Act 1990 (as amended) was subsequently approved in August 2021 (Ref: 129338/JO/2021) for the *"Variation of condition number 2 (specified plans), and 11 (Landscaping) from planning permission 123767/JO/2019 to allow amendments to the appearance of the external elevations of the building, the introduction of a back-up generator within the courtyard, and the relocation of the condenser units within the courtyard and consequential amendments to landscaping".*

The information contained within this application is submitted to address the requirements of Condition 9 (Travel Plan) of Permission Ref: 129338/JO/2021.

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Condition 9 (Travel Plan)

The wording of Condition 9 (Travel Plan), as set out on Planning Permission Reference 129338/JO/2021 is as follows:

> *"Within six months of the first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter."*

To enable MCC to support the full discharge of Condition 9, please find enclosed Travel Plan prepared by Curtins.

The Submission

In addition to the Travel Plan, a Condition Discharge Application Form has been submitted via the Planning Portal (PP-10122993).

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

If you require any further details please do not hesitate to contact my colleague Jennifer Chatfield / 0161 4558084

Yours sincerely



John Cooper
For and on behalf of Deloitte LLP