



Manchester City Council
Planning Department
P.O. Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 62262149

7 June 2021

Dear Sir/Madam,

**DISCHARGE OF CONDITION 4B OF PRIOR APPROVAL REF: 122770/P3OPA/2019
11 ST JAMES'S SQUARE, MANCHESTER, M2 6DN
UPDATED TRAVEL PLAN
PLANNING PORTAL REF: PP-09911968**

On behalf of St James Estates Ltd, please find enclosed an application to discharge Condition 4b of prior approval ref: 122770/P3OPA/2019 for change of use of first, second, third and fourth floor from offices (Use Class B1a) to 60no. studio apartments (Use Class C3) at the above address.

The following documents are submitted in support of this application:

- Application Form; and
- Travel Plan Update Report prepared by Vectos (June 2021 ref: VN91454).

The planning application fee of £116 has been paid to Manchester City Council via the Planning Portal.

CONDITION 4

Condition 4 states:

"a) Prior to the first occupation of the development the Framework Travel Plan (VN91232 February 2019), stamped as received by the City Council as Local Planning Authority on 22 February 2019, shall be implemented in full at all times when the development hereby approved is in use.

b) Notwithstanding part a, within six months of the first occupation of the development, a revised Travel Plan which takes into account the information about travel patterns gathered as set out in Section 5.2 (Monitoring) and 6 (Action Plan) of the approved Framework Travel Plan (VN91232 February 2019), shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan (or subsequently revised 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.

Reason - To ensure that measures are in place to reduce the dependency of residents and staff within the building from accessing the building by car pursuant to highway and pedestrian safety and to reduce the highway impacts of the development, pursuant to Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), policies SP1, DM1, T1 and T2 of the Core Strategy for the

City of Manchester."

Subsequent to the implementation of the approved Framework Travel Plan referred to in Condition 4a, the enclosed Travel Plan Update Report is submitted in support of discharging Condition 4b. As required, the document is submitted within six months of first occupation, which was in February 2021.

The enclosed document has been prepared in continuation of the aforementioned Framework Travel Plan produced in February 2019 and identifies a forward strategy in ensuring the Plan's future success. The document:

- outlines the accessibility of the site by sustainable modes of travel;
- outlines the success of 11 St James Square existing initiatives designed to both encourage and promote sustainable travel amongst residents;
- analyses the results of a 2021 resident travel survey;
- summarises the outcomes of the survey analysis and where there is scope to refine; and
- outlines the next steps of the Travel Plan, including how it will continue to progress and the implementation of any further initiatives.

The success of the existing sustainable travel initiatives designed to both encourage and promote sustainable travel amongst residents has been reviewed via information provided by on-site management and the results of the 2021 resident travel survey. A strategy has then been established in order to set up the next steps and the current actions of the Travel Plan.

CONCLUSION

The enclosed Travel Plan Update Report is submitted subsequent to the implementation of the previously approved Framework Travel Plan, as required by Condition 4b. We therefore trust that condition can be discharged. However, please let me know if you have any queries.

Please let me know if you have any queries.

Yours faithfully



Fraser Dann
Principal Planner

cc: David Smith (WSP)