28 July 2025

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

Planning Portal Reference PP-14034956

Dear Sir/Madam,

DISCHARGE OF PLANNING CONDITION 17 PURSUANT TO PLANNING PERMISSION 141245/JO/2024 (S73) AMENDING ORIGINAL PLANNING PERMISSION 137424/FO/2023 FOR THE ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

SIMON HOUSE, BROWNLEY ROAD, MANCHESTER M22 5RA

On behalf of the applicant Teledata UK Ltd we seek approval of details reserved by Conditions 8, 9 and 17 which is required prior to the occupation of the building.

CONDITION 8 – SURFACE WATER DRAINAGE AND CONDITION 9 SUSTAINABLE DRAINAGE

Condition 8 requires that:

> *"8) No development hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority".*

Condition 9 requires that:

> *"9) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
> - *Verification report providing photographic evidence of construction as per design drawings;*
> - *As built construction drawings if different from design construction drawings;*
> - *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime*".

[redacted]

Information Submitted

The following details are submitted:

- Drainage General Arrangement 170188 MNP ZZ XX DR C 01800
- Typical Drainage Details (Sheet 1)
- Typical Drainage Details (Sheet 2)
- Typical Drainage Details (Sheet 3)
- Specification Sheets (Eco Bloc Maxx)
- Structural calculations (Compliance with Ciria C680)
- Attenuation Tank Details (Rev A)

Background

The surface water drainage system and sustainable drainage details as constructed is shown on the submitted Final Construction Plan Reference 170188 MNP ZZ XX DR C 01800.

CONDITION 17 – TRAVEL PLAN

Condition 17 requires that:

> *"17) The development hereby approved shall not be occupied until a detailed Travel Plan, based on the approved Framework Travel Plan (RGP 2023/7192/TP01, received on 28 June 2023), has been submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Travel Plan shall thereafter be implemented in accordance with an agreed timeframe".*

Information Submitted

The following details are submitted:

- Travel Plan – prepared by RGP (April 2025)

Background

This Travel Plan has been prepared in support of the new data centre at Simon House, Wavell Road, Wythenshawe, M22 5RA ("the site"). The new data centre forms part of the existing facility at Delta House, operated by Teledata UK limited.

In 2023, planning application 137424/FO/2023 was granted by Manchester City Council for the demolition of the existing office building known as Simon House to construct a new data centre building (sui generis use). An application 141245/JO/2024 amending the approved drawings was subsequently approved on 6 December 2024.
The preparation of the submitted Travel Plan seeks to discharge the first part of the condition by providing a detailed Travel Plan and allowing the datacentre to be occupied. It also contains a commitment to preparing a Full Travel Plan within six months of the first use of the development.

The Travel Plan identifies the following initiatives as set out below that will be provided and will be subject to ongoing monitoring and review in terms of uptake and success:

- Promoting Journeys on foot
- Promoting Journeys by cycle
- Promoting Journeys by public transport

[redacted]

- Promoting car sharing -Staff would be encouraged to car share to reduce the number of single-occupancy car journeys
- Personalised journey planning contents - Personal Travel Planning can be provided for all staff who may feel that driving to work is their only option
- Remote working & reducing travel need
- On-Site Infrastructure - provision of secure cycle parking; and Provision of Electric Vehicle Charging Points (EVCPs));
- Promotion and Partnerships -Information boards will include promotion of travel initiatives organised by local and national transport groups

A full Action Plan detailing the Initiatives is attached at Appendix D of the Travel plan.

A Travel Plan Coordinator (TPC) will be appointed, who will be responsible for all aspects of travel planning at the site. The Travel Plan Coordinator role could fall within the remit of an existing staff member, who will be responsible for taking the lead of the Travel Plan and responsible to raising awareness of the Travel Plans aims; objectives and target, and the monitoring and evaluation of any surveys undertaken throughout the life of the Travel Plan.

Conclusion

We seek the discharge of planning condition(s) 8, 9 and 17 pursuant to planning consent 141245/JO/2024 which amends original application 137424/FO/2023.

We trust that the information provided is sufficient, however, if further information is required, we will be happy to provide this. We look forward to receiving confirmation of validation in due course.

Yours sincerely

[redacted]

Vivienne Goddard
Associate

[redacted]