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Planning
Manchester City Council
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Albert Square
Manchester
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20th May 2025

Submitted via Planning Portal (ref: PP-14031450)

Dear Steve

Application for the Discharge of Condition 23 (Part 1) and 28 of Permission 138100/JO/2023: Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 23 (part 1) and 28 of planning permission 138100/JO/2023 at St Gabriel's, Oxford Place, Manchester ('the Site'), which require a Travel Plan and a Move in/Move Out Strategy, respectively. The permission (a variation of 135278/FO/2022) was granted on 13th November 2023 and has the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 23 (part 1) and 28

Condition 23 (part 1) reads:

"Notwithstanding the details contained within the Framework Travel Plan submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

1. The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
2. A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
3. Mechanisms for the implementation of the measures to reduce dependency on the private car; and
4. Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car."

Condition 28 reads:

"Prior to the first occupation of the development hereby approved, a moving in and out management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and thereafter retained and maintained."

In order to discharge this condition, a report named 'St Gabriels Travel Plan, AI and Sustainability' (version 1) has been prepared by Meinhardt (UK) Ltd (MHT) and submitted with this application.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



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