

25th June 2024

Delivered via Planning Portal

Michael Pearson
Development Management
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Dear Michael,

**DISCHARGE OF CONDITION NOS. 3 AND 4 PURSUANT TO PLANNING PERMISSION 138775/JO/2023,
DUCIE STREET WAREHOUSE , DUCIE STREET, MANCHESTER, M1 2TP**

On behalf of Native Places Ltd ('The Applicant'), we are pleased to enclose an application to discharge condition no. 3 and partially discharge condition no. 4 pursuant to planning permission 138775/JO/2023 which concerns the reconfiguration of hotel units within 'Native' and aparthotel contained within the upper floors of Ducie Street Warehouse.

The application is submitted via the Planning Portal (ref. PP-13186456) and comprises the following information:

- Completed Application Form, prepared by Turley
- Secure by Design Bronze Award
- Place Aparthotel – Manchester Interim Travel Plan (*Curtins Ref: 62886*)

The requisite application fee of £145.00 has been paid online via the Planning Portal.

BACKGROUND

As you will be aware planning permission was granted in April 2017 to reconfigure the aparthotel within Ducie street Warehouse (LPA ref. 115366/FO/2017). This permission was varied in January 2024 when the Council approved a further reconfiguration of units to allow double bedroom units to be occupied as independent single bedroom units (LPA ref. 138775/JO/2023).

The latter features 5 no. conditions, two of which require the submission of details that have been previously submitted to and approved in writing by the Council. For completeness and in order to ensure compliance with the current iteration of the planning permission this application has been submitted with a view of discharging the requirements of these conditions.

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THIS APPLICATION

This application seeks to discharge condition no. 3 attached to the abovementioned planning permission and partially discharged condition no. 4.

Condition 3

Condition no. 3 relates to secure by design accreditation and states:

Within three months of the date of this decision notice, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation has been achieved shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall then be retained on site for the lifetime of the development thereafter.

A 'Secure by Design Bronze Award' certificate has therefore been submitted in order to satisfy the requirements of condition no. 3. It is noted that this certificate was previously approved by the Council pursuant to application ref. CDN/19/0691 in October 2019.

Condition 4

Condition no. 4 relates to the provisions of a Travel Plan:

Within three months of the date of this decision notice, 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/users 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, a maximum of one month after its approval, and shall be kept in operation at all times thereafter.

An 'Interim Travel Plan' has therefore been submitted in order to satisfy the pre-occupational requirements of condition no. 4. It is noted that this document was previously approved by the Council pursuant to application ref. CDN/17/0281 in May 2017. The Applicant will submit the Full Travel Plan requirements in due course in line with Action Plan set out under section 8 of the interim plan.

I trust that the above is in order for you to validate and determine the application within 28 days, but please do let me know if you have any specific questions.

Yours sincerely



Steven Healey
Senior Planner

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