**Stantec UK Limited**
100 Barbirolli Square,
Manchester,
M2 3AB
UNITED KINGDOM

13th March 2024

Project: 333100676

**Michael Pearson**
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

**RE: APPROVAL OF DETAILS RESERVED BY CONDITIONS 21 ATTACHED TO PLANNING PERMISSION 137127/JO/2023 AT MANCHESTER NEW SQUARE, PRINCESS STREET/ WHITWORTH STREET, MANCHESTER, M1 3AR**

On behalf of our Client, Urban & Civic ('the Applicant'), we hereby seek to discharge condition 21 (travel plan) of planning permission 137127/JO/2023 at Manchester New Square, Princess Street / Whitworth Street, Manchester, M1 3AR.

**Application Context**

Planning permission 114585/FO/2016 was granted subject to 36 conditions on 9th March 2017 for the following development:

> *"Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use - Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park."*

A Full Travel Plan was prepared by Curtins (ref: B073918.000 v.02) to discharge Condition 21 attached to permission ref: 114585/FO/2016, which was approved by Manchester City Council (MCC) in August 2020 (planning reference: CDN/19/1016).

A variation to condition 14 was later approved on 10th November 2023 under planning permission reference 137127/JO/2023, which now acts as the host consent and requests further details to the Full Travel Plan resurfacing in a revised condition 21.

This application therefore seeks to discharge condition 21 (travel plan) attached to permission 137127/JO/2023.

**Discharge of Condition 21**

Condition 21 is as follows:

*"The development shall proceed in accordance with the Full Travel Plan prepared by Curtins and Deloitte's e-mail dated 29-06-20 in relation to the Travel Plan (Received and approved under application CDN/19/1016).*


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*Within six months of the first use occupation of the final phase of the development, a revised Travel Plan which takes into account the information about travel patterns gathered shall be submitted to and approved in writing by the City Council as local planning authority. Any 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."*

A revised Full Travel Plan (ref: 085386-CUR-XX-XX-T-TP-00001) has, therefore, been prepared by Curtins (dated 8th March 2024) within six months of the first use/ occupation of the final phase of the development providing information about travel patterns for the occupied development. As such, condition 21 can be discharged.

**Summary**

This application seeks to discharge conditions 21 attached to permission 137127/JO/2023.

The application comprises the above documents, this letter, application form and a planning fee of £209.00 (including Planning portal administration fee) to be submitted and paid for via the Planning Portal.

We trust the information provided meets your requirements to be able to discharge the conditions. However, if you require anything further, please do not hesitate to get in touch.

Yours sincerely,



**Lydia Connell**
Graduate Planner
Phone: 01618174909
Email: lydia.connell@stantec.com

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