

Our Ref: 04B903525/ED/LS

Your Ref: PP-13110853

31 May 2024

Michael Pearson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

**LAND BOUNDED BY JOHN DALTON STREET, RIDGEFIELD, BOW STREET AND SOUTH KING STREET MANCHESTER: DISCHARGE OF CONDITION 21 ON PLANNING PERMISSION
REFERENCE: 130553/FO/2021**

On behalf of our client The Island Site (General Partner) Limited, please find enclosed an application to discharge Condition 21, pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site'). Planning permission (LPA ref: 130553/FO/2021) was granted on 27th September 2021 for the following development:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

This discharge of condition application relates to Condition 21 (Travel Plan).

Condition 21 is worded as follows:

"21) Before first occupation of the development, 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 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, prior to first occupation of the development, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy."

The following information has been prepared as part of this application to address Condition 21:

- Travel Plan, prepared by Mode Transport Planning, dated May 2024 (Version 1.0)

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-13110853). The planning application fee of £215 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'L. Smith'.

Larna Smith
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For and on behalf of Avison Young (UK) Limited