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29th August 2023

Planning Department
Growth and Development
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Planning Team

Re: No. 3 St John Street, Manchester M3 4DN
Planning Application for discharge of Conditions 9 and 11 relating to planning permission Ref 120062/FO/2018

Background

Planning permission (Ref 120062/FO/2018), which was approved 23rd August 2018 provides for the following development:

"Change of use of the existing ground plus two-storey building (but excluding the ground floor A1 retail unit and D1 clinic) and development of an additional two storey roof level extension, and external improvements, to create No. 11 residential apartments (Class C3), with storage provision at basement level."

The application was approved subject to total of 11 planning conditions. We are instructed to apply to enable the discharge of the following conditions:

Condition 9

Before first occupation of any part 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 building by residential occupiers and shall be kept in operation at all times thereafter.

Reason

To ensure that the development is in accordance with planning policy and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

Accordingly, we enclose a Travel Plan as prepared by Axis in support of the development.

Condition 11

Before the development commences and air quality assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason

To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to Core strategy Policy EN16.

As such, we enclose an Air Quality Assessment prepared by Wardell Armstrong in support of the development.

Next Steps

Against this background, the application for the proposed discharge of Conditions 9 and 11 is deemed to be in accordance with relevant planning policy and considered acceptable in planning terms.

As such, we look forward to confirmation of early validation and determination of the application.

Yours sincerely



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