

21 June 2023  
Final Covering Letter Condition 11



Emily Booth  
Planning Department  
Manchester City Council  
P O Box 532  
Town Hall  
Manchester  
M60 2LA

Jay Patel  
E: jay.patel@savills.com  
DL: +44 (0)161 602 8258

Belvedere  
12 Booth Street  
Manchester M2 4AW  
T: +44 (0) 161 236 8644  
savills.com

**Planning Portal Ref: PP-12261061**

Dear Emily,

**Town and Country Planning Act 1990 (as amended)**

**Application to Discharge Condition 11 of Planning Permission Ref: 129081/FO/2021**  
**70 Great Bridgewater Street, Manchester, M1 5ES**  
**Application by: Bridgewater Manchester (Luxembourg) Holding SARL**

**Introduction**

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge condition 11 of Planning Permission Reference 129081/FO/2021.

**Application Documents**

In addition to the specific reports and information required to satisfy the condition set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. The completed application forms; and,
3. A copy of planning permission ref. 129081/FO/2021.

The requisite application fee of £116 alongside the £53.33, administration fee, has been paid via the Planning Portal.

**Condition 11– Travel Plan**

The wording of Condition 11 confirms:

*'Before first occupation of any part of the development hereby approved, an updated 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, and shall be kept in operation at all times thereafter. There will be a general obligation for the building owner to act reasonably in relation to the supply of sufficient information in a timely manner to Manchester City Council.'*

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*There will be a general obligation for Manchester City Council to act reasonably in relation to timely communication and approval'.*

The following information, prepared by Vectos, has been submitted to support in support of this application.

- **An Interim Travel Plan – June 2023**

It should be noted that the Travel Plan provided by Vectos is a working document and is recognised as being the first stage in the Travel Plan process. This is primarily because the site is yet to be occupied. The final Travel Plan documents will be submitted within 6 months of the occupation of the development. To guarantee that the travel plan is relevant, a travel survey will be carried out within 3 months of occupation.

Vectos have stated that a staff 'welcome pack' will be provided once the development is occupied, which will include details on the intentions of the Travel Plan, why the Travel Plan has been produced, and contact details for the site wide Travel Plan Coordinator. The pack will include up to date information on walking and cycling routes in the area and on public transport (e.g. timetables, destinations and offers).

Vectos notes that cycling is promoted within the re-development as cycle parking provided which will be outlined in the welcome pack along with the shower and locker facilities available in the building. Occupiers will be informed of the 'bike to work' scheme, including its health benefits, as well as cycle training and grants offered by Transport for Greater Manchester.

Vectos confirmed that the proposed re-development site is well situated for access by a range of sustainable modes including active travel modes and a range of public transport, which includes bus tram and train.

The Travel Plan will encourage staff to join the Greater Manchester Car Share Scheme and will promote public transport timetables, services, and Travel Cards discounts.

The development site only provides 15 car parking spaces to encourage other transport modes. However, the Travel Plan will promote public car parks nearby such as the Enterprise Car Club, located less than 200m from the site.

Overall Vectos concluded that the site is well located to promote sustainable transport including, regular bus, tram and rail services as well as pedestrian and cycle access.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", written over a thin horizontal line.

**Savills**  
Planning