

7th November 2022

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Our ref: EP494
Your ref: PP-11674964

Dear Sirs

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION 14 (TRAVEL PLAN)
PLANNING PERMISSION 134049/JO/2022
CHESHIRE CHEESE PH & VACANT LAND (FORMERLY NOS 32-38), OLDHAM ROAD, MANCHESTER,
M4 5FE**

I write further to the planning permission dated 15 November 2018 for the Erection of a 7-storey building to form 38 apartments and a ground floor retail unit and the S73 application to vary condition 9 approved on 21 September 2022.

The Application

This application is submitted via the Planning Portal ref: PP-11674964 and comprises the following:

- Application forms (completed on the Planning Portal);
- Covering Letter; and
- Travel Plan.

The fee of £116 (and PP admin fee) has been paid directly via the Planning Portal.

14 Travel Plan

Condition 14 reads as follows:

“The development hereby approved shall be carried out in accordance with the Residential Travel Plan prepared by prepared by WSP dated March 2018 received by the City Council as Local Planning Authority on 28 August 2018.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;*
- ii) a commitment to surveying the travel patterns of patient/visitors/staff during the first three months of the first use of the building and thereafter from time to time*
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car*
- iv) measures for the delivery of specified travel plan services*
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the*

objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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”.

The development has now been completed and in accordance with the requirements of condition 14, Survey Questionnaires, surveying the travel patterns of patient/visitors/staff, have been undertaken within the first three months of the first use of the building.

To confirm, the first survey was issued to residents and staff of the commercial unit upon completion of the development, being the end of May 2022 and early June 2022. A further copy of the survey was then issued to residents and staff on 4th July 2022. A further, final copy of the survey was again issued to residents and staff on 8th August 2022.

Included with the surveys to residents and staff, was a ‘Travel Plan Welcome Pack’, prepared by the developer demonstrating their on-going commitment to the promotion of sustainable travel. The Welcome Pack included details of local car parks, public transport information, walkability details including identified local amenities and details of journey planning. A copy of the Welcome Pack is included within the updated Travel Plan.

In total 5no. surveys were returned by residents and 6no. surveys were completed by staff working at the Urgent Care 365 commercial unit.

The survey results have been examined and have formed the basis of the updated Travel Plan, prepared by WSP, submitted as part of this application to discharge condition 14.

In accordance with the requirements of condition 14, surveys will be undertaken “from time to time”. The originally submitted Travel Plan notes that “A travel survey will take place annually and will provide consistent monitoring and information to see how residents’ travel behaviour and demands are changing over the course of the Travel Plan implementation”.

I hope you have everything required to validate the application and subsequently discharge condition 14. Should you require any further information to discharge the condition please do not hesitate to contact me, I look forward to hearing from you in due course.

Yours faithfully



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