

14 January 2026

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The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a bright yellow rectangular background.

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SUBMITTED VIA PLANNING PORTAL REF: PP-14622453

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Dear Jennifer,

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 10 and 21 OF PLANNING PERMISSION: 136813/JO/2023
LAND OFF ELIZABETH STREET, CHEETHAM HILL, MANCHESTER
KIER TRADE CITY LLP**

Introduction

We write on behalf of our client Kier Trade City LLP, to apply for the discharge of Condition 10 and 21 of Planning Permission: 136813/JO/2023, at the above site.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- Planning Permission: 136813/JO/2023;
- Travel Plan for Howdens, prepared by Icen Projects (September 2025)
- Travel Plan for Flooring Superstore, prepared by Flooring Superstore
- BREEAM Final Certificate of Assessment (Certificate number: BREEAM-0128-7176)

The application has been submitted electronically via the Planning Portal website under the Reference: PP-14622453. An electronic payment for £298.00, that being the requisite application fee, has also been made on the Planning Portal.

Planning History

On 1 July 2022, the Council granted permission for the erection of two storey Industrial and Logistics Warehouse Units (Use Class B2/ B8), including ancillary offices and trade counters, with associated landscaping, car parking and creation of access from Elizabeth Street following demolition of existing buildings and other associated works (App Ref: 133125/FO/2022) (the '**2022 Permission**').

On 12 September 2023, the Council granted permission for the variation of conditions 2 (specified plans), 6 (ground conditions), 8 (external materials), 9 (boundary treatment), 12 (landscaping), 15 (noise), 16 (noise management plan), 17 (acoustic fence) and 23 (car parking) of the 2022 Permission to allow for minor changes to the elevational design, layout and materials, alterations to drawing references and the discharge of relevant conditions, together with the removal of condition 13 (off site tree replacement) (App Ref: 136813/JO/2023) (the '**2023 Permission**').

The 2023 Permission was granted subject to 33 conditions of approval, and a s106 Agreement. Condition 2 is a standard condition requiring the development to be undertaken in accordance with the approved plans and documents.

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Condition 10 – Post-Construction BREEAM Certificate

Condition 10 sets out that development should be carried out in accordance with the Energy Statement and BREEAM Pre-Assessment, prepared by CHBS, received by the Council on 4th March 2022. It requires a post-construction review certificate/statement to demonstrate the development's excellent BREEAM target rating.

The attached certificate (17th April 2025) confirms an overall score of 80.7%, which constitutes an Excellent rating. As a result, we request that the Local Planning Authority confirms that Condition 10 is able to be discharged based on the document submitted.

Condition 21 – Travel Plan

Condition 21 sets out that the development will be carried out in accordance with the Transport Assessment and Travel Plan, prepared by SWECO received by the City Council on 4 March 2022.

As national trade counters who are familiar with property acquisition, Flooring Superstore and Howdens have submitted comprehensive travel plans that should satisfy the requirements of the condition. Each document includes details of the proposed measures and their mechanisms to reduce dependency on the car, a survey of staff travel patterns and measures to monitor the effectiveness of the Travel Plan. These Plans will be implemented in full at all times when the development is in use.

As a result, we request that the Local Planning Authority confirms that Condition 21 is able to be discharged based on the documents submitted.

Summary & Conclusion

The plans and documents submitted with the application are provided to formally discharge Condition 10 and 21 on Planning Permission: 136813/JO/2023, in relation to the development at Elizabeth Street, in Cheetham Hill.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Brad Wiseman or Lara Wilks at these offices.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lara Wilks", written in a cursive style.

Savills (UK) Limited
Planning

Cc Henry Martin – Kier Property
 Oliver Butler – Kier Property