MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

[redacted]

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Jennifer Atkinson
From	Leanne Chapman
Date	27 November 2025
Subject	**CDN/25/1072** **Discharge of condition 31 (Travel Plan) and 36 (Car Parking Review) attached to planning permission 137589/JO/2023.**

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT:

Discharge of condition 31 (Travel Plan) and 36 (Car Parking Review) attached to planning permission 137589/JO/2023 at Swan Street House, Swan Street, Manchester, M4 5DF.

31) Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 27 September 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 residents/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 occupation of the building within each phase, 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.

36) Within 6 months of the residential element of the development hereby approved being first occupied, details of a car parking review detailing the demands/uptake of car parking at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This review shall set out the demands for car parking at the development including a strategy for the provision of further off site car parking should this been deemed necessary. In the event of a strategy is approved for the implementation of

additional off site car parking, this strategy shall be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

HIGHWAYS RESPONSE:

31) The information provided is sufficient to allow us to recommend the discharge of this condition from a Highways perspective.

36) The information provided is sufficient to allow us to recommend the discharge of this condition from a Highways perspective.

Highways Reference: 17809/FO/2025