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Manchester City Council Planning Department
PO Box 532
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11 December 2025

Planning Portal Reference: PP- 14558016

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITIONS 10 (ENERGY AND ENVIRONMENTAL STANDARDS STATEMENT POST CONTRUCTION REVIEW STATEMENT) & 20 (TRAVEL PLAN).
PLANNING CONSENT: 120149/FO/2018
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ

Please find enclosed a planning application to discharge conditions 10 (Energy and Environmental Standards Statement Post Construction Review Statement) & 20 (Travel Plan) of Planning Consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Red Ltd, and has been submitted online via the Planning Portal (PP- 14558016).

The application comprises:

- Completed planning application forms;
- Supporting information (As set out in Table 1.0 below); and
- A planning application fee of £298 (plus £85 service charge)

BACKGROUND
On 11th June 2018, the following application was approved by Manchester City Council:

> *'Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.'*

This application now seeks to discharge conditions 10 (Energy and Environmental Standards Statement Post Construction Review Statement) & 20 (Travel Plan).

DISCHARGE OF CONDITIONS

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

TABLE 1.0

No	Condition	Information Submitted
10	The development hereby approved shall be carried out in accordance with the Energy and Environmental Standards Statement dated April 2018 Zerum. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.	Energy and Environmental Standards Statement June 2025, prepared by Harley Haddows
20	The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by SK Tranport Planning Ltd dated May 2018. In this condition a travel plan means a document that includes the following: i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development ii) commitment to surveying the travel patterns of residents during the first three months of use of the development 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 development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.	Travel Plan (251205/SK22539/TP01(-02) dated 05/12/25, prepared by SK Transport Planning Ltd

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours faithfully,

