Our Ref: 24005
Your Ref: N/A
Email: info@rwplanning.co.uk
Date: 05 November 2025

Ms Jennifer Atkinson
Manchester City Council Planning,
Manchester City Council,
PO Box 532,
MANCHESTER,
M60 2LA
(Submitted Online via Planning Portal, Reference: PP-14465421)

Dear Jennifer

Discharge of Conditions 31 and 36 pursuant to planning permission 137589/JO/2023 at Swan Street House, Swan Street, Manchester, M4 5DF

On behalf of Ridge Manchester s.a.r.l. ("the Applicant"), please find enclosed an application for the approval of details required by Condition 31 (Travel Plan), and Condition 36 (Parking Review) of planning permission reference 137589/JO/2023 ("the Operative Consent").

In addition to this Cover Letter, this application comprises the following:

- Completed Application Form
- Travel Plan (Mosodi)

The requisite application fee of £298 has been paid directly through Planning Portal.

The below sets out background information in relation to the conditions, sufficient to allow for them to be satisfactorily discharged.

Condition 31

Condition 31 of the Operative Consent states as follows:

The development hereby approved shall be carried out in accordance with the 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 three months of occupation of the residential element of the building reaching 50%, 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.

A Travel Plan has been prepared by Mosodi and is submitted in support of this application. This Travel Plan reflects the requirements as set out within Condition 31 and for the avoidance of doubt, the measures contained within the Travel Plan will be adhered to moving forward.

Details of the Travel Plan Co-Ordinator are also included within the Travel Plan, to ensure that monitoring and implementation is managed in accordance with the Travel Plan moving forward.

As such, the information within the supporting Travel Plan is sufficient to allow for the full discharge of Condition 31.

Condition 36

Condition 36 states as follows:

Within three months of 50% 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.

There are 27 parking spaces located within the ground floor of Swan Street House as shown on **Figure 1** below. These spaces are accessed directly off Cable Street and includes disabled access parking spaces and spaces with electric car charging points.

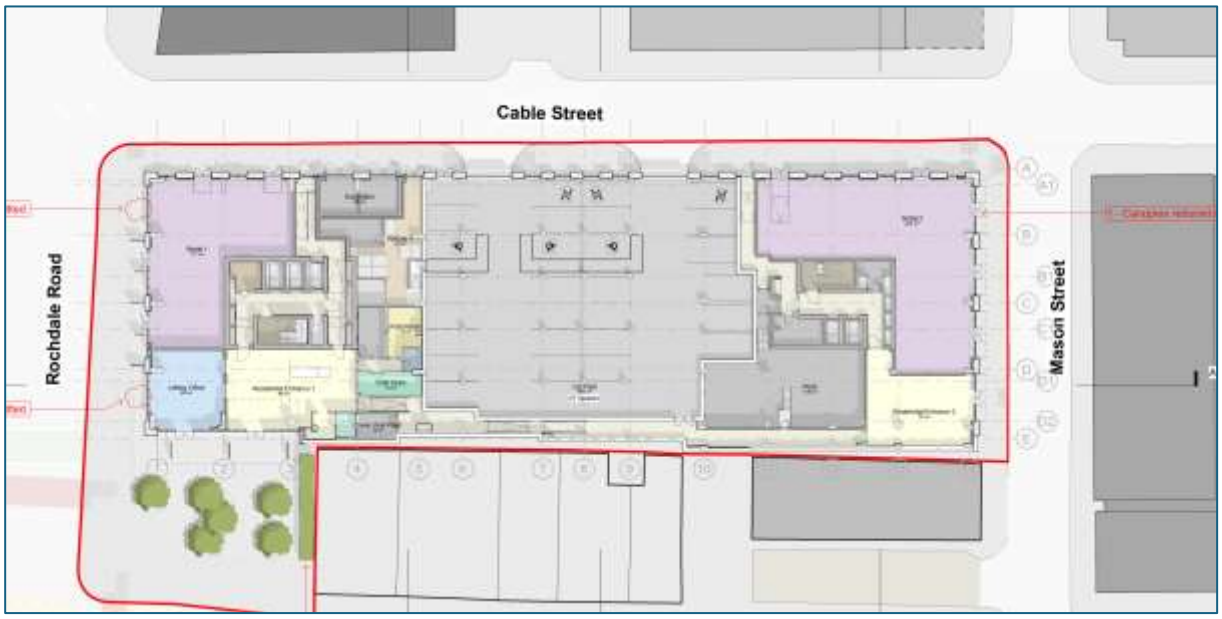


Figure 1 - Ground Floor Layout showing parking

ILiveAround (ILA), are responsible for all management procedures at Swan Street House. This includes providing parking permits to tenants where required. Parking spaces at the Site are currently offered to tenants on a first come first served basis, with the exception of disabled parking spaces which are reserved for those who require them.

Take-up of parking spaces at the Site has been as anticipated and is reflective of the highly sustainable city centre location of the Site. 18 permits have been issued to-date and are currently in use, leaving a further six non-disabled spaces currently available to tenants.

As such, 75% of the available (i.e. non-disabled parking) has been taken, which is generally commensurate with the current occupation level of the building.

Future take-up is anticipated to be at a similar rate to current levels, meaning that the level of parking at the Site is sufficient to serve the development. In addition to this, at such a time that all parking spaces are taken, prospective tenants will be informed in advance of proceeding.

As such, there is currently no demonstrable requirement for further additional parking arrangements to be considered to support the Site. However, ILA will continue to monitor this and will consider additional provision if and as necessary.

Summary

I trust that the above is to your satisfaction, and look forward to receiving confirmation of validation of the application in due course.

In the meantime, should you have any queries please do not hesitate to contact us at any time.

Yours sincerely,

RW Planning