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21 September 2026

Angela Leckie,
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

Port Street – Application to Discharge of Condition 26 (Post-occupation Travel Plan) attached to Planning Permission Ref. 132489/FO/2021 (as amended)

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of Condition 26 as attached to Planning Permission Ref. 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024, 142363/NMC/2025 and 144294/NMC/2025).

Background

On 7th October 2022, Planning Permission Ref. 132489/FO/2021 was granted for Port Street in Manchester City Centre for:

> *"Erection of a part-33, part-11, part 9, part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works."*

Following the grant of planning permission, several Non-Material Amendment applications were submitted to Manchester City Council ("MCC") to reflect design changes and revised condition triggers aligned with the construction programme.

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These amendments are summarised below:

- Application Ref. 135938/NMC/2023 (Approved 25/01/23) – Internal design changes and amended time triggers to support a timely start on site;
- Application Ref. 138008/NMC/2023 (Approved 18/09/23) – Internal and external design development changes;
- Application Ref. 140874/NMC/2024 (Approved 06/09/24) – External façade changes, including decorative screening to ground floor louvres;
- Application Ref. 142363/NMC/2025 (Approved 02/05/25) – Landscaping amendments and access arrangements; and
- Application Ref. 144294/NMC/2025 (Approved 12/11/25) – Subdivision of one commercial unit, minor tower detailing changes and amendments to conditions 2, 34, 34, 37 and 38.

The building completed in February 2026 following the discharge of all pre-occupation conditions. Application ref. OTH-2026-001059 to discharge Conditions 12 (Sustainability Energy) and 13 (Embodied Carbon) was submitted on 08 July 2026 and was validated on 17 July 2026 and is currently pending determination.

This application seeks to discharge Condition 26 (Post-occupation Travel Plan) and comprises the final post-occupation condition submission attached to planning permission ref. 132489/FO/2021 (as amended).

Condition 26

Condition 26 wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

> *The development hereby approved shall be carried out in accordance with the Port Street, Manchester, Interim Travel Plan, by Curtins Ref: 79165-CUR-00-XX-RP-TP002, Revision: V02 Issue Date: 12 November 2021*
>
> *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. a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time;*
>
> *iii. mechanisms for the implementation of the measures to reduce dependency on the private car;*

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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;*

vi. *measures to identify and promote walking routes connecting Victoria Station, the Metrolink, the City Centre and areas towards the Victoria North and Great Ducie Street;*

vii. *details of cycle parking within the public realm*

Within 3 months of the completion of the travel survey, 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.

Submission Documents

Table 1 below, outlines the information submitted to discharge Condition 26 in full.

The submission documents are prepared in reference to the relevant guidance documents, consistent with the assessment and approach used at the time of the original application.

Table 1. Summary of Condition 26 Submission Documents

Document Name	Document Ref.
Travel Plan, Prepared by Curtins (Dated 15 September 2026)	088516-CUR-XX-XX-T-TP-00002 P02
Travel Information Pack – Residents	N/A
Travel Information Pack - Staff	N/A

Application Submission

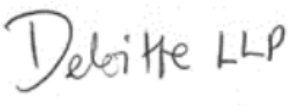
The application (ref. PP-15233636) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Table 1, and the application form. The associated application fee and Planning Portal service charge totalling £408.00 will be paid online following submission.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the condition outlined above.

If you have any queries regarding this submission, please do not hesitate to contact me or my colleagues Kelly McCann (kmccann@deloitte.co.uk / +44 (0)161 455 6671) or Izzy Sankey (isankey@deloitte.co.uk / +44 (0)330 138 6654).

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Yours sincerely



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