28 September 2026

Manchester City Council
Planning Department
PO Box 532
Town Hal
Manchester
M60 2LA

Planning Portal Reference PP-14034956

Dear Sir/Madam,

DISCHARGE OF PLANNING CONDITION 17 (SECOND PART) PURSUANT TO PLANNING PERMISSION 141245/JO/2024 (S73) AMENDING ORIGINAL PLANNING PERMISSION 137424/FO/2023 FOR THE ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

SIMON HOUSE, BROWNLEY ROAD, MANCHESTER M22 5RA

On behalf of the applicant Teledata UK Ltd we seek approval of details reserved by the second part of Condition 17.

The submission follows approval of the first part of the condition (which required the submission of a detailed Travel Plan), discharged on 17th October 2025, under application reference CDN/25/0721.

CONDITION 17 – TRAVEL PLAN

Condition 17 requires that:

> *"The development hereby approved shall not be occupied until a detailed Travel Plan, based on the approved Framework Travel Plan (RGP 2023/7192/TP01, received on 28 June 2023), has been submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Travel Plan shall thereafter be implemented in accordance with an agreed timeframe. 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 residing at the development,*
> *ii) a commitment to surveying the travel patterns of staff 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 Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved*

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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".

This discharge of condition application relates to the second part of the condition, i.e. that part starting "within six months of the first use of the development…".

Information Submitted

A Travel plan was submitted and

The following details are submitted:

- Full Travel Plan – prepared by RGP (2023/7192/TP05) dated September 2026.

The full Travel Plan reports on the implementation of the previous Travel Plan, which was prepared and approved prior to occupation of the development.

Conclusion

We seek the discharge of planning condition 17 pursuant to planning consent 141245/JO/2024 which amends original application 137424/FO/2023.

We trust that the information provided is sufficient, however, if further information is required, we will be happy to provide this. We look forward to receiving confirmation of validation in due course.

Yours sincerely

[redacted]

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