Sue Wills,
Planning and Regeneration
Town Hall Extension
Mount Street
Manchester

19th October, 2026

Delivered via the Planning Portal ref: PP-15307169

Dear Sue,

Re: Application to discharge condition 10b (Travel Plan) associated with planning approval ref: 142998/JO/2025.

This application has been made to address the requirements of condition 10b associated with planning permission 142998/JO/2025. An application to discharge condition 10b was previously submitted under application OTH-2026-000198. This application was withdrawn in July due to insufficient information being provided in order to recommend discharge of this condition. Kellen have now undertaken travel surveys for new residents and the results have been provided within Eddison's revised travel plan. Part A of condition 10 was approved under application CDN/25/0584 and the full wording of condition 10 has been provided below:

"a) Prior to the occupation of any dwelling within a phase of the development, a Full Travel Plan, relating to the phase in which the dwelling is situated shall be submitted to and agreed in writing by the City Council as Local Planning Authority. 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 attending or employed in 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.

The dwellinghouse element of the development shall be implemented in accordance with the Travel Plan Framework Doc Ref: CBO-0767-006 Issue 5 - Final dated 29.11.2023.

b)Within six months of the first occupation of a phase of development (or an alternative timescale to be agreed in writing with the Local Planning Authority), 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 for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for that phase of the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).”

As mentioned previously, an application was previously submitted in order to address the requirements of condition 10b. In order to satisfy the requirements of the condition, residents have been issued with a travel survey. Section 4 of the Eddison’s report compared the MSOA data with the site’s survey results. From this targets have been developed based off the modal split data.

Kellen maintains the view that the information provided is sufficient to recommend discharge of condition 10b. However, should officers require any additional information, please notify Kellen at your earliest convenience.

Kind Regards,

George Ruffley

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