

12 April 2022
Covering Letter C5 Canal Integrity

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Planning Portal Ref: PP-11190276

Dear James

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 5 of Planning Permission Ref: 129081/FO/2021 - 70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge condition 5 of Planning Permission Reference 129081/FO/2021.

Application Documents

In addition to the specific reports and drawings required to satisfy the conditions set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. The completed application forms;
3. A copy of planning permission ref. 129081/FO/202;

The following information has been provided in relation to the above condition:

- Copies of email correspondence with Canal and River Trust – 7 April and 11 April 2022

The requisite application fee of £116 alongside the £28 administration fee, has been paid via the Planning Portal.

Condition 5 – Canal Integrity

Condition 5 states:

The Applicant shall consult with the Canal and River Trust (CRT) prior to the commencement of the construction phase of the development, to ensure that the Site is not at risk of breach flooding and that the proposed development will not affect the integrity of the canal asset during construction & operational phases. Copies of email correspondence shall then be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the construction phase of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality pursuant to policy EN14 & EN17 of the Core Strategy.



Please find attached a copy of the email correspondence which confirms that the applicant consulted the Canal and River Trust prior to the commencement of the construction phase of the development. The correspondence confirms that the proposals do not propose a risk of flooding and the development will not affect the integrity of the canal asset during construction and operational phases.

We trust that the application provides sufficient details to discharge condition 5 of Planning Permission Reference 129081/FO/2021 so as works can commence on site.

Should you require anything further or have any questions, please contact Sophie Moore.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", written over a thin horizontal line.

Savills
Planning