

London House
Shawbury Business Park
Shrewsbury
SY4 4EA

t: 01939 252909
Date: 8th March 2022

Address of Development:

Connell Sixth Form College,
301 Alan Turing Way,
Manchester,
M11 3BS

Full Planning Application Reference Number: 128960/FO/2020

Application Type: Removal/ Variation of a condition

Description of the Approved Development as shown on the Decision Letter:

Erection of a single-storey detached building for educational use (Class F.1) comprising of classrooms, and associated facilities including ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, playground, landscaping, external works and servicing

This letter is to accompany the proposed Section 73 Application to vary the wording of planning condition 09 – BREEAM.

Condition 09 – BREEAM:

9) Within six months of the first occupation of the development hereby permitted a Post Construction Review Report shall be carried out by an independent assessor licenced by the Building Research Establishment and a Certificate shall be submitted to the City Council as Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of 'Very Good' BREEAM rating'.

Reason - In order to minimise the environmental impact of the development by securing a reduction in CO2 emissions and by incorporating sustainable construction techniques pursuant to policies EN6 and DM1 of the Manchester Core Strategy (2012).

Due to delays in receiving the information from the BREEAM assessor for the submitted credits, please can we request to vary the wording for planning condition 09 - BREEAM. Please can an extension of 3 months be added to this condition to allow Darwin Group Ltd to collect the required information to satisfy this condition. This time extension will allow to achieve the targeted BREEAM score – 'Very Good'.

Therefore, please can we request to vary the wording for the condition to 'within nine months of first occupation' rather than 'six months of first occupation'.

Should you require any further information, please do not hesitate to contact me.

Kind Regards,

Laine Kindzule
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