



Planning

Lucy Harrison
Telephone: 0161 234 5795
lucy.harrison@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr John Cooper
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 15 February 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 132725/NMC/2022

Description: Non material amendment to planning permission 126668/FO/2020 to remove condition 128 (BREEAM Phase D)

Location: Crown Street Phase 2 , Land Bound By Silvercroft Street, Crown Street, And The Mancunian Way, Manchester, M15 4AX

I refer to your application for a non-material amendment to planning permission reference 126668/FO/2020.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 126668/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126668/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) Reason 1: Following an assessment of the details, documentation and evidence submitted, the removal of Condition 128 (BREEAM Phase D) is acceptable as it is not possible to discharge the condition. The condition states that:

The car park within Phase D shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the car park within Phase D is first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

It would not be possible to discharge this condition as Phase D of the development relates to a three storey basement public car park with vehicular access. BREEAM are unable to certify this type of building (a multi-storey car park) in accordance with BRE's guidance note (submitted as part of this application). As such, it would be impossible to discharge this condition and the condition thus does not accord with Paragraph 56 of the National Planning Policy Framework (NPPF), which requires amongst other things that conditions are enforceable and reasonable in all other aspects.

As such, Condition 128 (BREAAM Phase D) is duly removed from permission granted under planning application 126668/FO/2020. This decision does not impact any other planning conditions as applied under permission 126668/FO/2020 and that decision notice must be read in conjunction with this non-material change decision.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing