

12 October 2021
Covering Letter 211011.docx



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Planning Portal Ref: PP-10297766

Dear James

Town and Country Planning Act 1990 (as amended)

**Application to Discharge Conditions 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 partially discharge condition 9 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/2021.

The requisite application fee of £116 alongside the £25 administration fee, has been paid via the Planning Portal.

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

- Technical Note ENV/TECHNOTE/01 Prepared by BWB Dated October 2021

Condition 9 – Biodiversity Enhancements

Condition 9 states:

Prior to the commencement of development, a programme for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

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(a) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks, bird boxes, appropriate planting, tree pits and rainwater harvesting; and

(b) An assessment of the possibility of providing a green roof, brown roof or blue/green roof and full justification of the results. If this is possible full details of proposals and a management and maintenance strategy for the chosen type of roof;

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. There will be a general obligation for the building owner to act reasonably in relation to the supply of sufficient information in a timely manner to Manchester City Council. There will be a general obligation for Manchester City Council to act reasonably in relation to timely communication and approval.

Please find attached a high level programme, prepared by the project Ecologists BWB, which sets out a timeline for the submission and implementation of biodiversity enhancement measures.

We trust that the application provides sufficient details to partially discharge condition 9 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 Jay Patel.

Yours sincerely

A handwritten signature in grey ink that reads "Savills".

Savills
Planning