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05 August 2021

Anthony Mitchell

City Centre Group

Manchester City Council

Planning

P.O. Box 532

Town Hall

Manchester

M60 2LA

Discharge of Condition 20 Relating to the LGBT+ Centre (ref. 121946/FO/2018)

Dear Anthony,

This application has been submitted in order to discharge condition 20 of the conditional planning approval for the new LGBT+ Centre at 49-51 Sidney Street, Manchester, M1 7HB, and has been prepared in accordance with pre-application conversations with yourself and Christopher Smith.

Condition 20

As agreed at the planning stage, and as incorporated into the conditions of the planning approval, we have prepared a BREEAM-like report to show the LGBT+ Centre achieves a post-construction BREEAM-equivalent rating of at least 'Very Good'.

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The BREEAM-like report has been prepared by Arup as an independent third-party to the project. It confirms a post-construction BREEAM-equivalent rating of 'Excellent' has been achieved:

"The Trust has taken proactive and positive steps to create a new centre which is environmentally sustainable, supports the health and wellbeing of visitors while creating spaces to help enhance the Trust's important work.

This report considers that the new centre could achieve the 'Very Good' and 'Excellent' BREEAM ratings. While the Trust did not achieve every credit aimed for, the centre will provide significant benefits to the local community.

Sustainability concerns have been addressed through the Trust's plans of the new centre including waste, air quality, energy and water usage as well as pollution and transport. Concerns highlighted in the proposed design and construction of the centre were appropriately mitigated.

Overall, this report has shown the positive choices and methods the Trust are utilising to enhance the new centre through a number of sustainable decisions, including energy and water monitoring, supporting active travel and providing appropriate recycling facilities.

It is therefore considered that this report meets the requirements of condition 20 and should therefore enable its discharge."

We're confident this report will satisfy the requirements of condition 20, particularly as the building has been shown to achieve a higher standard than that required by this condition, but please feel free to get in touch if you have any further questions.

Yours sincerely,

Ste Garlick
Senior Consultant - Architect & Urban Designer
For and on behalf of URBED