



Paul Butler Associates

Planning, Development & Heritage Consultants

24 May 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

14.880

FAO Lucy Harrison

Dear Mrs Roscoe

Location: Site Fronting Bentinck Street And Chester Road, Manchester, M15 4LN (Sky Gardens)
Proposal: Redevelopment of site with a mixed-use development comprising 174 dwellings (Use Class C3) and 4 commercial units (to include Use Classes A1, A2, A3, A4, B1a), with associated car parking and a landscaped public square
Application: 115211/FO/2017

On behalf of our client, De Trafford, please find enclosed an application to make a non-material amendment to planning permission 115211/FO/2017 under Section 96 of the Town and Country Planning Act 1990.

The application proposes a slight change to the wording of planning condition 22 (BREEAM) attached to permission 115211/FO/2017. Section 96A paragraph 3(b) of the Town and Country Planning Act 1990 states that non-material amendment applications can be used to 'remove or alter existing conditions', therefore this application is appropriate to seek amendments to the conditions.

Currently, condition 22 requires that the development achieves a post construction BREEAM rating of at least 'Very Good' and that a post construction review certificate to demonstrate this is submitted. This application proposes to amend the wording of the condition so that an Uncertified Sustainability Review document can be submitted to demonstrate a BREEAM rating of at least 'Very Good'. This would be in line with other planning consents for developments in the immediate area, such as at St Georges Gardens (ref: 120724/JO/2018).

The proposed amended wording of condition 22 is set out below:

The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'very good'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'very good' shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

We are keen to work with the Council to ensure that these amendments can be approved as soon as possible.

If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Ewart', with a stylized flourish at the end.

Lynsay Ewart BSc(Hons) MSc MRTPI
Planner

Cc Darren Lewis, De Trafford