



Paul Butler Associates

Planning, Development & Heritage Consultants

26 January 2021

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Carolyn Parry
REF – 119707/JO/2018

16.1097

Dear Carolyn

Heron House, 11-12 Albert Square, Manchester, M2 5HD
Application for Discharge of Condition – Planning Portal Reference PP- 09452746

Please find enclosed an application for the discharge of the remaining part of Condition 5 of Planning Permission 119707/JO/2018. This application was approved on 10 August 2018, with the description of development stating:

'Variation of conditions 2, 5, 6, 8 and 9 attached to previously approved planning application 114867/VO/2016 to allow for minor changes to approved elevational changes and wording of detailed conditions.'

The description of development relating to Planning Permission 114867/JO/2016 was:

'CITY COUNCIL DEVELOPMENT Elevational alterations to existing office building to include replacement and expansion of windows on upper floors, extension of existing low level commercial units and reception areas into existing ground floor colonnade (including installation of glazing in between colonnade columns), provision of new cycle store and refuse store at lower ground level and associated works.'

Discharge of Condition 5 is sought. The condition states:

'The development hereby approved includes works that are part of the overall refurbishment of the building. The building shall achieve a post-refurbishment 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 office space being refurbished is first reoccupied'.

Partial discharge of this condition was secured on 19 July 2019 (Ref: CDN/19/0491). In partially discharging the Condition, the authority noted 'The information is considered to be acceptable and condition 5 will be partially discharged at this time. Condition 5 will only be fully discharged when the official post-construction review certificate is submitted to and approved by the Local Planning Authority'. In support of the remaining discharge of this condition, please therefore find enclosed a final certificate no BREEAM-0080-1589 which confirms that a BREEAM rating of 'Very Good' has been achieved.

We trust that the submitted document is sufficient to enable the remaining discharge of this Condition. The application fee of £116 has been paid via the Planning Portal. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink, reading "Don Murphy". The signature is written in a cursive style with a large initial "D" and a horizontal line underlining the name.

Don Murphy MPLAN MRTPI
Associate Director