

17th November 2020

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Our ref: EP494
Your ref:

Dear Sirs

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION NO 22 (ENVIRONMENTAL STANDARDS)
PLANNING PERMISSION 119731/FO/2018
CHESHIRE CHEESE PH & VACANT LAND (FORMERLY NOS 32-38), OLDHAM ROAD,**

I write further to the planning permission dated 15 November 2018 for the Erection of a 7-storey building to form 38 apartments and a ground floor retail unit.

The Application

This application is submitted via the Planning Portal ref: PP-09129481 and comprises the following:

- Application forms (completed on the Planning Portal);
- Covering Letter; and
- Energy Statement.

The fee of £116 (and a £25 PP admin fee) has been paid directly via the Planning Portal. This letter provides additional information in order to discharge condition 22. Other pre-commencement conditions will be submitted separately.

22 Environmental Standards

Condition 22 reads as follows:

Prior to any above ground works commencing, an Environmental Standards report shall be submitted to and approved in writing by the City Council as Local Planning Authority. A post construction review certificate/statement shall be submitted for approval within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy.

The submitted Energy Statement, prepared by Hurstwood Environmental Consulting, sets out potential measures proposed by the applicant in response to the requirements of the local sustainability priorities and relevant planning policies.

The Energy Statement fully addresses the requirements of condition 22 and as such the environmental impact of the development will be satisfactorily minimised.

I hope you have everything required to validate the application and subsequently discharge condition 22. Should you require any further information to discharge the condition please do not hesitate to contact me, I look forward to hearing from you in due course.

Yours faithfully



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