

Our Ref: 04C400482/ED/LS

Your Ref: PP-14408176

14 October 2025

Michael Pearson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

LAND BOUNDED BY JOHN DALTON STREET, RIDGEFIELD, BOW STREET AND SOUTH KING STREET MANCHESTER: DISCHARGE OF CONDITION 25 (BREEAM CERTIFICATE) AND CONDITION 27 (SIGNAGE STRATEGY) ATTACHED TO PLANNING PERMISSION REFERENCE 139622/JO/2024.

On behalf of our client The Island Site (General Partner) Limited, please find enclosed an application to discharge Condition 25 and 27, pursuant to application 139622/JO/2024, relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site'). Planning permission was granted on for the following development on 24th June 2024:

"Variation of application 130553/FO/2021 to vary condition 2 (Approved Plans) consisting of the introduction of a pergola, external lighting, and associated works to the rooftop terrace."

This discharge of condition application relates to Condition 25 (BREEAM Certificate) and Condition 27 (Signage Strategy).

Condition 25 (BREEAM Certificate) is worded as follows:

"25) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of the development. Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy"

This application is supported by a BREEAM UK Final Certificate for the assessment of Island 17 – 27 John Dalton Street Manchester M2 6FW, issued by BRE (dated 03 October 2025).

Condition 27 (Signage Strategy) is worded as follows:

"27) Prior to the first use of the premises, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)."

The following information has been prepared as part of this application to discharge Condition 27 in full:

- Island Signage Strategy Revision 4 (September 2025)

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-14408176). The planning application fee of £383 (inclusive of VAT and Planning Portal's administrative charge) has been paid directly to the Planning Portal. I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

