12 March 2025
Covering letter 15 & 17B&C

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Planning Portal Ref: PP - 13844960

Dear Emily

Town and Country Planning Act 1990 (as amended)

Application to Discharge Conditions 15c & 17b&c of Planning Permission Ref: 140428/JO/2024 - 70 Great Bridgewater Street, Manchester, M1 5ES

Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge conditions 15c & 17b&c of Planning Permission Reference 140428/JO/2024.

Application Documents

In addition to the specific reports and information required to satisfy the condition set out above, the application is also accompanied by the following:

1. This Covering Letter
2. BWB Noise Report - No.15c ref MCP2390/PC15C/TN2
3. BREEAM UK Certificate ref BREEAM-0125-0620 01
4. The completed application forms

The requisite application fee has been paid via the Planning Portal.

Background

Planning permission for the development of this site was first granted on 21st April 2021 for *"partial demolition and reconfiguration of 70 Great Bridgewater Street to create a new office building (Use Class E), including the replacement of building facades, a 2-storey rooftop extension and alterations to the internal layout including the infilling of the central atrium, servicing and cycle parking, access and associated works*" (MCC Reference 129081/FO/2021).

This permission was subsequently implemented, with relevant condition discharged. The permission was also subject to two amendments.

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- **Non Material Amendment** – "*Non material amendment to application ref no 129081/FO/2021 to amend condition 17 (BREEAM) and the trigger for the submission of the assessment" approved 10 January 2024.*

- **Minor Material Amendment – "***Removal of Condition 12 (Street Trees) attached to planning permission 129081/FO/2021"* approved 3 March 2025.

This discharge of condition application seeks to discharge the final two conditions attached to the above Minor Material Amendment permission.

Condition 15 (*c*) – Noise

The wording of Condition 15 *(c)* confirms:

c) Within 6 months of the first occupation of the development hereby approved, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Please find enclosed a Technical Note has been prepared by BWB Consulting Limited (BWB). Please note, this note has been prepared in accordance with previous correspondence with Manchester City Council's Environmental Health Officers who reviewed and provided feedback on a previous application to discharge this condition (CDN/24/0389).

Condition 17 *(b&c)* – BREEAM certificate

The wording of Condition 17 *(b)* confirms:

b) Evidence of the application made to BREEAM for the Post Construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.

The wording of Condition 17 (c) confirms:

c) The Post Construction certificate(s) confirming that a rating of at least 'very good' shall then be submitted within six months of the date that the development hereby was first occupied.

Please find enclosed the final Post Completion Certificate issued by BREEAM. This confirms the completed building has achieved a BREEAM Outstanding accreditation. As the completed building is not yet occupied we trust this certificate satisfies both parts (b) & ()c of Condition 17.

Conclusion

Based on the information provided in the enclosed verification reports, it is considered that there is sufficient information provided to allow the full discharge of Planning Conditions 15c and 17b&c on the scheme.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

Savills
Planning