MANCHESTER CITY COUNCIL

Planning

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Mrs Larna Smith
Avison Young
11 York Street
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Date: 30 October 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 141258/NMC/2024
Description: Non-material amendment to Condition 25 (BREEAM) of planning permission 139622/JO/2024 to allow for an extension of timing to obtain BREEAM certification
Location: Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 139622/JO/2024.

The proposed seeks to alter the trigger point of condition 25 (BREEAM) to allow for the occupation of the development prior to the submission of a post construction review certificate. Such a certificate will still be required to be submitted but within six months of the first occupation of the development.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 139622/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139622/JO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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 within 6 months of the first occupation of the development.

Should you wish to discuss the matter further, please contact Michael Pearson using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing