

Our Ref: 04B903525/LS/KW

Your Ref: 139622/JO/2024

11 October 2024

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

Dear Michael,

APPLICATION FOR NON-MATERIAL AMENDMENT ON PLANNING PERMISSION REFERENCE: 139622/JO/2024, AT LAND BOUNDED BY JOHN DALTON STREET, RIDGEFIELD, BOW STREET AND SOUTH KING STREET MANCHESTER

On behalf of our client, The Island Site (General Partner) Limited ('the Applicant'), please find enclosed an application for a non-material amendment 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 (LPA ref: 130553/FO/2021) was originally granted on 27th September 2021. Following approval of the full planning permission in September 2021, a minor material amendment (Section 73) application was submitted to Manchester City Council ('MCC'), and granted planning permission on the 25th of March 2024 (LPA Ref: 139622/JO/2024), to introduce a new pergola structure on the rooftop terrace. The description of development for the approved Section 73 application is as follows:

"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 non-material amendment ('NMA') application seeks to amend **Condition 25** attached to the approved Section 37 application (LPA ref: 139622/JO/2024). The proposed description of development for this planning application is as follows:

"Non-material amendment to Condition 25 of planning consent ref: 139622/JO/2024, to allow for an extension of timing to obtain BREEAM certification".

Proposed Changes

Condition 25 attached to the Section 73 approval currently reads 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"

The development is nearing completion, and the Applicant has therefore commenced the process with obtaining the BREEAM certification to allow for the discharge of this pre-occupation planning condition. It has become apparent that the current timescales to obtain this BREEAM certification is 12 months. As such, the Applicant is requesting an extension of time to obtain and submit the BREEAM certificate to allow for the development to be occupied in advance of receipt of this BREEAM certificate, as the development is expected to complete Q4 of 2024.

The proposed changes are outlined below in red and blue text:

Condition 25

"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~~ within 6 months of occupation of the development. Should a further extension of time be required, an additional 6 months shall be granted.

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"

Pre-Application Discussions

The abovementioned changes were discussed with Case Officers at MCC, on the 25th September 2024, and it was considered that the proposed changes to the timing of the condition could be dealt with via the formal submission of a NMA application to MCC.

Summary

The application submission has been submitted via the Planning Portal (PP-13464332). The planning application fee of £363 (inclusive of the Planning Portal's administrative charge and VAT) has been paid directly to Manchester City Council, via the Planning Portal. I trust that the above details are sufficient to validate the application to allow you to progress it towards the determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.



Yours sincerely,

A handwritten signature in black ink that reads 'L. Smith'. The signature is written in a cursive, flowing style.

Larna Smith
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For and on behalf of Avison Young (UK) Limited