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Cover Letter C12

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Planning Portal Ref: PP- 13210373

Dear Emily,

Section 73 of The Town And Country Planning Act 1990 (As Amended)
Minor Material Amendment, 70 Great Bridgewater Street, Manchester, M1 5ES
Planning Permission Reference 129081/FO/2021

Introduction

We write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to request a Minor Material Amendment (MMA) to Planning Permission Reference 129081/FO/2021 (approved on 23 April 2021) at the above address.

The application seeks consent to remove condition 12 of the original permission with a view to provide 3.no off site trees in lieu of onsite tree planting which cannot be accommodated within the application site.

Relevant Planning History

Planning Permission Reference 129081/FO/2021 (referred to throughout as the 'original permission) was approved on 23 April 2021 for the following development:

> *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.*

This original permission has been implemented and the approved development is now nearing completion.

It should be note that the original permission has been subject to one Non Material Amendment (NMA). This was approved on 10 January 2024 (MCC Reference 138871/NMC/2023) and related to a non-material amendment to the wording of Condition 17 (submission of a BREEAM Certificate).

In addition, a number of planning condition associated with the original permission have also been discharged.

Application Documents

In addition to this Covering Letter, the application is accompanied by the following supporting information:

1. The completed application forms.
2. OMI Architects C12 Letter dated 18th September 2023
3. The requisite application fee – this has been paid via the Planning Portal.

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Minor Material Amendment

This application seeks to remove condition 12 from the original permission. Condition 12 reads as follows:

> *Prior to first occupation of the development hereby approved an investigation of opportunities to plant street trees within the pavements and land surrounding the building including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above.*
>
> *The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.*
>
> *There will be a general obligation for the building owner to act reasonably in relation to the supply of sufficient information in a timely manner to Manchester City Council. There will be a general obligation for Manchester City Council to act reasonably in relation to timely communication, approval and provision of access to land (owned by the City Council) to allow the building owner to implement the proposed scheme.*

An application to discharge the above condition was submitted to Manchester City Council on 25 September 2023 (MCC reference CDN/23/0639). As part of the submission, an explanation was provided on why street trees could not be accommodated within the application site (OMI Architects C12 Letter dated 18th September 2023). Following a visit to the site, this justification was accepted by MCC officers.

The Council and applicant have subsequently agreed that, as onsite street trees cannot be provided within the application site, an appropriate off site contribution toward the provision of 3.no off site trees could be provided in lieu of onsite planting.

We therefore request that condition 12 is omitted from the original permission (via this Section 73 application), and a new decision notice is issued alongside an appropriate legal agreement to secure a contribution for 3no. offsite trees.

No other changes to the approved development are requested as part of this application.

It should be noted that wider landscape improvements around the site have been implemented. This includes an approved hard landscaping scheme (as required and approved by Condition 10 of the original permission) as well as separate full application for public realm improvements on the canal side area immediately adjacent to the building as approved by application reference 137638/FO/2023. These works include reinstating the external lift from Great Bridgewater Street to canalside level new planting and seating and other associated improvement works.

Discharged Conditions

Given that the building is nearing completion, a number of conditions associated with the original permission have been formally discharged. We therefore request that, should this MMA application be approved, any new decision notice references the conditions that have been discharged. We would be happy to provide a schedule of discharged conditions should this be of assistance.

Summary and Conclusion

This application seeks permission to remove condition 12 of Planning Permission 129081/FO/2021. No physical changes are requested.

We trust that the information provided above is sufficient for the Council to register and consider this application.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Jay Patel at these offices.

Yours sincerely



Savills, Planning