20 December 2023
Cover Letter

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Planning Portal Ref: 12688875

Dear Emily,

Town and Country Planning Act 1990 (as amended)

Non Material Amendment to wording of condition 17 of Planning Permission Reference 129081/FO/2021
70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

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

The amendment seeks to non-materially amend the wording of condition 17 to address the current delays that are being experienced in the issuing of post completion certificates by the Building Research Establishment Environmental Assessment Method (BREEAM). We understand from the projects accredited sustainability provider that it is presently taking circa six months for the BRE to issue these certificates once an development is complete and an application is made.

Given the way the current condition is worded, this delay would result in a delay in the building being occupied by perspective tenants.

We therefore seek to amend the wording to allow an initial submission of evidence of the application for the certificate(s) (to be provided before the building is occupied) and following this up with the submission of the final certificate(s) when they are issued by the BRE.

No other changes are sought.

Application Documents

In addition to this Covering Letter, the application is accompanied by the completed application forms. The requisite application fee has been paid via the Planning Portal.

The Non Material Amendment

Planning Permission Reference 129081/FO/2021 was approved on 23 April 2021 with condition 17 which requires Post construction review certificate(s) before the development approved is occupied:

Condition 17 is drafted as follows:

17) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. Post construction review

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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.

We understand from the project's sustainability advisors that are the current time, it can take BREEAM up to six months to issue Post Completion Certificates.

Given that the delay in issuing the Certificate would delay the ability of the completed building to be occupied, we seek to amend the wording as follows:

17) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. 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 Post Construction certificate(s) shall then be submitted within six months of the development hereby approved being first occupied.

The amendment has been discussed via correspondence with Emily Booth who confirmed (via email dated 13.12.23) that above approach to addressing the BRE delay is acceptable.

No other changes are requested to Planning Permission Reference 129081/FO/2021.

As such, the proposed changes would not result in a material change to the development consented in the context of the overall scheme and should be acceptable as a non-material amendment.

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

Yours sincerely

Savills

Savills, Planning