MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
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Mr Jay Patel
Savills UK Ltd
12 Booth Street
Manchester
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Date: 10 January 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: 138871/NMC/2023
Description: Non material amendment to application ref no 129081/FO/2021 to amend condition 17 (BREEAM) and the trigger for the submission of the assessment.
Location: 70 Great Bridgewater Street, Manchester, M1 5ES

I refer to your application for a non-material amendment to planning permission reference 129081/FO/2021.

Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Condition 17 (BREEAM) of application referenced 129081/FO/2021 to amend the timescale for the submission of the required BREEAM Post Construction Review Certificate is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendment to the description will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

The re-wording of description of application referenced 129081/FO/2021 is required due to delays in receiving the required certificate that are understood to be currently being experienced by the applicant. The wording of Condition 17 is therefore amended to change the timescales for submission and agreement and to include evidence of the submission of the application to BREEAM. It should be noted that this letter of consent does not supersede the decision notice attached to listed building consent 129081/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the consent referenced 129081/FO/2021, still apply to this development.

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 129081/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

129081/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

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.

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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Emily Booth using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing