

For the Attention of Habib Mofarah

20th July 2023

Dear Habib

RE: 19-502 Land off Oldham Steet and Spear Street

OUR REF: 04-15-56989 BREEAM L1

I write regarding the above named project of which Stroma Built Environment have been appointed the BREEAM Assessment Organisation, and myself as the licenced BREEAM Assessor. With regards to condition 19 in the planning decision notice I can confirm that the BREEAM Post Construction Stage Assessment has been completed and the next step is submission to the BRE to undergo their QA procedures. The assessment has achieve a score of 58.03% with at least 55% required for a 'Very Good' rating.

Planning condition 19 states that BREEAM post construction certificate is required within 6 months of first occupation. The current turnaround time to carry out the required Quality Assurance procedure is at least 18 weeks by BRE. There is then further exchange of information between us and the design team to address any comments made by the BRE which usually takes around 4 weeks. We then have to go through the QA process a second time and resubmit the assessment to the BRE which takes a further 18 weeks. Taking all the above into account, in a best case scenario the process of obtaining the final Post Construction stage certification will take at least 52 weeks to complete.

We would therefore recommend that this condition is discharged now based on our attached BREEAM Report and draft certificate to prevent any delays in occupation of the building as a result of the extended BRE timescales. I have provided a copy of our report, draft certificate and evidence from the BRE's submission portal demonstrating their turnaround times for responses.

In the meantime, please do not hesitate to contact me if you require any further clarification.

Yours sincerely,



Rob Waiting BSc (Hons), MSc, BREEAM AP
Principal Sustainability Consultant

