

Paul Butler Associates,
31 Blackfriars Road,
Salford,
Manchester
M3 7AQ

Tuesday, 06 June 2023

RE: 133740/FO/2022- Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class C3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking

Dear Tom

In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework, the below post construction review statement serves to satisfy Planning Condition 21 of the above application:

The development hereby approved shall be implemented in full accordance with the measures as set out within the Environmental Standards Statement, received by the City Council as local planning authority on 10 May 2022. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

As the works completed to date relate to the commercial element of the job and the Environmental Standards Statement relates purely to the residential aspect of the development no verification statement relating to the ESS can be provided at this stage.

Please don't hesitate to contact me if you need any further information.

Yours sincerely



Daniel Watt



Director