27 November 2023
Covering letter 8 d and e

Emily Booth
Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Jay Patel
E: jay.patel@savills.com
DL: +44 (0)161 602 8258

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

Planning Portal Ref: PP-12632774

Dear Emily

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 8 (d and e) of Planning Permission Ref: 129081/FO/2021 - 70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge conditions 8 (d and e) of Planning Permission Reference 129081/FO/2021.

Application Documents

In addition to the specific reports and information required to satisfy the condition set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. The completed application forms;
3. Copy Decision Notice 129081/FO/2021;
4. CEMP (Materials) Plan prepared by Gilbert Ash; and,
5. Quality Control Assurance Strategy Checklist prepared by Walsin Ltd.

The requisite application fee of £116 alongside the £25 administration fee, has been paid via the Planning Portal.

Please note, parts b and c of Condition 8 have previously been discharged (MCC references CDN/21/0604 and CDN/22/0603).

Condition 8 *(d)*

The wording of Condition 8 *(d)* confirms:

(d) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

Please find enclosed a Construction Management Plan (Materials) prepared by Gilbert Ash.

Sustainability has been a key driver for the project from its inception with a desire to demonstrate an innovative and 'best-in-class' sustainable development. As a result a number of large scale proposals sought to ensure these sustainability goals as follows:

- Retention of existing concrete frame and basement structures with resulting savings in embodied carbon
- Replacement of defective and poorly performing façade and replacement with a highly insulated and airtight new façade that also maximised internal daylighting
- Replacement of out-dated and energy inefficient services and equipment an in order to reduce in-use energy demand (with an aim of achieving a NABERS 5* rating)
- Inclusion of on-site energy generation though air source heat pumps and large-scale photo-voltaic panel arrays
- The aim of achieving design and construction stage BREEAM rating of 'Outstanding' making this project the first retrofit project on the current BREEAM scoring system to achieve both design and construction stage accreditations in Manchester

The result of these decisions has allowed the team to identify the following credentials that place the design decisions in context:-

- EPC A Rating
- Whole life carbon saving of 4,005,00kgCO2 (compared to new build)
- 26% of all energy demand from on-site generation)
- 78% improvement in operational carbon emissions (compared to the previous building)
- Incorporation of rainwater harvesting on site

In addition to the above wider scale energy and resource efficiency measures that have been incorporated in the scheme and outlined above the team have sought to apply the same principles to material usage and specification. Much of this is measured and been validated by the BRE through the scheme successfully achieving BREEAM 'Outstanding' at design stage (certificate no. BREEAM-0087-4651). Key points from the BREEAM assessment are identified within the submitted Construction Management Plan (Materials) prepared by Gilbert Ash. The Appendices to this document illustrate the BREEAM process in action.

Condition 8 ***(e)***

(e) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

Please find enclosed a Quality Assurance Checklist prepared by Walsin Ltd (façade contractor). This demonstrates the quality control process that has been undertaken in the production of each material piece.

In addition, the applicant has employed Ramboll Engineers to review installation quality and who inspect pre construction through detail and sample development and then monthly through installation, identifying issues and ensuring processes followed consistently.

We trust this is sufficient to discharge the remaining parts of condition 8.

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

Yours sincerely



Savills
Planning