

Manchester City Council  
Planning Department  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

10 October 2023  
EP ref: 23-465

Dear Sir or Madam

**Re: Planning Portal reference PP-12516619 - Land off Oldham Street and Spear Street, Manchester**

Please find enclosed an application to discharge conditions 19 attached to planning permission 131730/JO/2021 for 'variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020' at the above site.

Condition 19 states:

"The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved being first occupied."

Please find enclosed the BREEAM letter, Certificate and assessment report confirming a rating of 'Very Good'.

We trust that this meets with your requirements and that condition 19 can be discharged.

Should you have any queries or require any further information then please do not hesitate to contact our office at your earliest opportunity.

Yours sincerely  
Emery Planning

*Caroline Payne*

**Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA**  
Director

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