

15 June 2023
Covering letter 9b



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Planning Portal Ref: PP- 12240284

Dear Emily

Town and Country Planning Act 1990 (as amended)

**Application to Discharge Condition 9B 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 9b 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; and,
3. A copy of planning permission ref. 129081/FO/2021.

The requisite application fee of £116 alongside the £53.33 administration fee, has been paid via the Planning Portal.

Condition 9 (b) – possibility of green, brown and blue roofs.

The wording of Condition 9 (b) confirms:

An assessment of the possibility of providing a green roof, brown roof or blue/green roof and full justification of the results. If this is possible full details of proposals and a management and maintenance strategy for the chosen type of roof.

The following information, prepared by OMI Architects, has been submitted against the support of this application.

- An assessment of the possibility of providing a green roof, brown roof or blue/green roof.

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Sustainability has been a driving factor in the development of the project and all possible options for improving the sustainability performance of has been explored since inception. The proposed scheme has already successfully achieved a validated design stage BREEAM rating of 'Outstanding' and the team are now working towards maintaining this BREEAM score through the construction phase

OMI Architects have assessed green, brown and blue roof areas as a potential way of achieving additional sustainable goals. However, for the following reasons none of these arrangements or systems was considered appropriate or viable.

It was stated that both green and brown roof require a large area of uninterrupted roof, however this is not currently feasible as the proposed roof arrangement is extremely congested and enclosed by louvred plant screens as well as a large scale (m2) PV array. This leaves very limited remaining space and therefore the application of a green or brown roof is impractical.

A blue roof area could still be utilised despite the limited space, however this was dismissed due to the structural limitations of the building as the proposal would require significant structural steel alterations and additions to an existing concrete frame. Additionally, there were structural concerns regarding the additional weight the blue roof would bring.

Despite a blue roof not being supported it should be noted that there is a rainwater harvest system to be installed on the in the building which is probable to perform significantly better in this regard than a blue roof would be able to.

This concludes that the possibility of providing a green, brown or blue roof is not feasible for this development.

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

Yours sincerely

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

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