Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council
Manchester
M60 2LA

Your Ref: 132567/JO/2021
Our Ref: 62290339
16 March 2026

Dear Sir/Madam,

VARIATION OF CONDITIONS 3 (SPECIFIED PLANS), 9 (LANDSCAPING), 12 (DRAINAGE), 14 (GROUND CONDITIONS) AND 23 (CYCLE PARKING) ATTACHED TO PLANNING PERMISSION REFERENCED 128563/FO/2020 TO ALLOW CHANGES TO THE BUILDING FOOTPRINT AND DESIGN, MINOR LANDSCAPING CHANGES, REROUTING OF DRAINAGE AND ALTERATIONS TO THE TIMESCALE FOR THE SUBMISSION OF INFORMATION RELATING TO GROUND CONDITIONS.

DISCHARGE OF CONDITION NO. 20 OF 132567/JO/2021

Please find enclosed a submission to discharge Condition No. 20 of 132567/JO/2021 in relation to the development at North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB.

Condition 20 reads as follows:

> *'Notwithstanding details submitted, the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority'.*

The following information has been submitted in support of the full discharge of Condition 20:

- BREEAM New Construction Final Certificate

This certificate confirms that the development has achieved a BREEAM rating of 'Excellent', which exceeds the target identified in the condition wording.

The relevant statutory planning fee for this application has been paid online via the Planning Portal.

I trust the information provided is sufficient to discharge Condition 20 in full. However, if you have any questions in relation to this application, please do not hesitate to contact me. I look forward to receiving confirmation that the application has been made valid in due course.

Yours faithfully

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1. Marc Reed

Enc:

1. Application Form
2. BREEAM New Construction Final Certificate