Paul Butler Associates
Planning, Development & Heritage Consultants

27 January 2026

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

Ljr/201451.CNDVAR/tf05

**FAO Ian Jarvis**

Dear Mrs Roscoe,

**Land bounded by Polygon Street, Stockport Road and Brunswick Street, Ardwick, Manchester M12 6AN**

**Application 128340/FO/2020: Creation of 6 apartments (Use Class C3a) at first floor, provision of extended cycle store, provision of a flexible use ancillary residents' amenity space and facilities or commercial units (Use Class E - shop, financial and professional services or office), and associated elevational alterations.**

On behalf of our client GGC Polygon Manchester Ltd, we are pleased to submit this application for the 'variation of a condition following grant of planning permission'. We are seeking to vary condition 4 attached to planning permission 128340/FO/2020 which was approved on 18 December 2020.

We had previously looked to discharge this condition under condition discharge application CND/25/0604. However, it was confirmed that the information submitted was insufficient to discharge the planning condition and that it would be necessary to submit a separate variation of condition application.

As set out under application CND/25/0604, it has not been possible to provide a post construction review certificate / statement on this project. The reason being that the original developer and two contractors went into administration during the project which impacted on its delivery. As a result, it has not been possible to review the process and the results during the construction period to determine whether BREEAM Very Good has been achieved.

An Environmental Standards Statement (Ref: 3435-CWC-XX-XX-RP-SUS-0001, dated 13/01/2026) has subsequently been prepared by Crookes Walker Consulting. The document identifies the key parameters which demonstrate that the development has been designed and constructed in accordance with sound environmental criteria to deliver a sustainable development, in accordance with the aspirations of Manchester City Council when planning permission was granted. The environmental credentials of the development have been identified against the following criteria: management, health and well-being, energy, transport, water, materials, waste, land use and ecology, pollution.

Condition 4 attached to the planning permission stated:

> *The development hereby approved shall be carried out in accordance with the Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020. 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.*

Through this application we are proposing to vary the condition so that it reads as follows;

> *The development hereby approved shall be completed in accordance with the measures set out in the Environmental Standards statement prepared by Crookes Walker Consulting* (Ref: 3435-CWC-XX-XX-RP-SUS-0001, dated 13/01/2026).

The fee for this application has been paid by the applicant electronically following the submission of the application.

If you require any further information in order to determine the application, please do not hesitate to get in touch.

Yours sincerely

Tom Flanagan MTCP MRTPI
*Director*