09 October 2026

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

Dear Sir/Madam,

DISCHARGE OF PLANNING CONDITION 19 PURSUANT TO PLANNING PERMISSION 141245/JO/2024 (S73) AMENDING ORIGINAL PLANNING PERMISSION 137424/FO/2023 FOR THE ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

SIMON HOUSE, BROWNLEY ROAD, MANCHESTER M22 5RA

On behalf of the applicant Teledata UK Ltd we seek approval of details reserved by Condition 19, relating to sustainability.

Following the recent submission of condition 17 for discharge, condition 19 is the final outstanding condition to be discharged.

CONDITION 19 – SUSTAINABILITY

Condition 19 states that:

> *"The development hereby approved shall be implemented in accordance with the measures as set out within Section 7 (Sustainability) of the Design and Access Statement (TTSP June 2023), received on 28 June 2023, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works".*

The submission is supported by a Planning Verification Statement (October 2026) provided by MTT, which confirms that the measures as specified within the Design and Access Statement have been incorporated into the completed development.

A site inspection was undertaken in June 2026, where the principle sustainability measures were observed and recorded. The report confirms that the 8 principle sustainability commitments have all been met, comprising:

- PUE Target of 1.2

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The report concludes that:

"Based on a review of the as-built documentation, operation and maintenance information, commissioning records, supporting evidence and site inspection undertaken by MTT Limited, it is concluded that the sustainability measures identified within Section 7 of the approved Design and Access Statement have been substantially incorporated into the completed development. Dated photographic evidence and supporting documentation demonstrating the implementation of the approved measures are included within the appendices to this report".

The requirements of condition 19 are therefore satisfied.

Given the nature of the additional 'evidence' documents, these will be sent as a zipped folder, direct to the case officer, once the application is registered.

Conclusion

We seek the discharge of planning condition 19 pursuant to planning consent 141245/JO/2024 which amends original application 137424/FO/2023.

We trust that the information provided is sufficient, however, if further information is required, we will be happy to provide this. We look forward to receiving confirmation of validation in due course.

Yours sincerely

[redacted]

Vivienne Goddard
Associate

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