

Planning Condition Covering Letter

Condition - 9

The proposed Youth Zone Building shall achieve BREEAM standard of 'very good' or equivalent. Upon completion of the development, an energy performance certificate shall be provided to the Local Planning Authority demonstrating that the required standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

The condition requires that the Youth Zone building achieves a BREEAM standard of "Very Good" or equivalent, and that an Energy Performance Certificate (EPC) be provided upon completion to demonstrate compliance. As part of this discharge of condition submission, we enclose the BREEAM Design Stage report confirming a score of "Very Good" for this stage. The final BREEAM certificate and EPC cannot yet be submitted, as final testing will take place once the building is fully commissioned.

We trust that the enclosed documentation is sufficient to satisfy the condition in part, and we will submit the final EPC at the appropriate time to complete the discharge process in full.