

FAO Jack Naven
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

5 June 2025

Dear Jack,

**Citylabs 4.0, Hathersage Road - Application for the Discharge of Condition 10 relating to Planning
Permission Reference: 125592/FO/2019**

Please find enclosed an application for the discharge of conditions 10 attached to Planning Permission Reference: 125592/FO/2019. This Planning Permission relates to the new seven storey Citylabs 4.0 development, which is located on Hathersage Road and part of the Citylabs Campus within the Manchester Oxford Road Corridor. The Applicant is Bruntwood SciTech Limited ('The Applicant').

Condition 10 – Drainage Scheme

The wording of Condition 10 as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

Prior to the first occupation of the development details of the implementation, maintenance and management of the drainage scheme for each phase shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;*
- As built construction drawings (if different from design construction drawings);*
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for inspections, adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."*

An application to discharge condition 10 was previously submitted on 21 January 2025 as part of the submission reference CDN/25/0048. Condition 10 was refused on 10 April 2025 and in order to discharge the condition, Manchester City Council required the following information:

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- Photographic evidence of flow control and storage tank.
- Evidence for storage volume of attenuation tank, flow rate, and connection point to the outfall showing how it connects to the public sewer.

To support the application for the full discharge of Condition 10, please find enclosed the following documents:

- Citylabs 4.0 Condition 10 Drainage Scheme, comprising:
 - Citylabs 4.0 – Drainage Maintenance Plan L025-ARU-90-01.00-D-C-000004 prepared by ARUP;
 - Citylabs 4.0 – As Build Information;
 - Citylabs 4.0 – Photographic Evidence;
 - Citylabs 4.0 – Video Evidence; and
 - Citylabs 4.0 – Product Information
- Citylabs 4.0 Condition 10 Drainage Scheme Appendix A, comprising:
 - Citylabs 4.0 – Revised As Build Information; and
 - Citylabs 4.0 – Photographic evidence of flow control and storage tank.

The drainage has been implemented in accordance with the approved plans. The management and maintenance plan provides an adoptable lifetime plan for the operation and maintenance of the sustainable drainage scheme. Appendix A contains photographic evidence of the flow control and the storage tank, while the revised as build information shows the volume of the attenuation tank, the flow rate, and the connection to the public sewer. The supporting information is therefore considered suitable to enable the full discharge of Condition 10.

The Submission

This Covering letter, alongside the Application Form and the documents listed above, is submitted via the Planning Portal (PP-14072074) in support of an application to discharge condition 10 attached to Planning Permission Reference: 125592/FO/2019.

The application fee of £215.00 has been paid to Manchester City Council, in addition to the requisite administrative fee, via the Planning Portal.

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact Tom Young / 020 7303 4102).

Yours sincerely

Deloitte.

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