



Planning

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Mr Tom Young
Deloitte LLP
66 Shoe Lane
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Date: 19 March 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 142288/NMC/2025

Description: Non-material amendment to Condition 19 (BREEAM) of planning permission 125592/FO/2019.

Location: Citylabs 4.0 , Hathersage Road, M13 9WL

I refer to your application for a non-material amendment to planning permission reference 125592/FO/2019.

The proposed seeks to alter the trigger point of condition 19 (BREEAM) to allow for the occupation of the development prior to the submission of a post construction review certificate. Such a certificate will still be required to be submitted but within six months of the first occupation of the development. The reason for this is due to the six-month backlog of BREEAM inspections that need to be carried out. The original wording of this condition would hold up occupation of the site until this was carried out.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The proposed amended wording will maintain the intentions of Condition 19 in securing a BREEAM rating of 'Very Good', it simply looks to amend the timelines as to when the post construction review certificate will be submitted to the City Council, and therefore the City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 125592/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125592/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

19) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'.

A post construction review certificate shall be submitted to and approved in writing by the City Council as Local Planning Authority within 6 months of the first occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework."

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing