

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

Dear Jack,

**Citylabs 4.0, Hathersage Road - Application for the Discharge of Condition 6, 10, 12, 15a, 16, 17, 19, 22, 26a and 28 relating to Planning Permission Reference: 125592/FO/2019**

Please find enclosed an application for the discharge of conditions 6, 10, 12, 15a, 16, 17, 19, 22, 26a and 28 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 6 – UXO**

The wording of Condition 6b as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated."*

Part a of Condition 6 was discharged on 15 February 2023 through the submission of a Detailed Unexploded Ordnance (UXO) Risk Assessment and a geotechnical and Geoenvironmental Desk Study under application Ref. CDN/22/0339.

To support the application for the full discharge of Condition 6, through the submission of information against Part b, please find enclosed the following documents:

- Method Statement: Unexploded Ordnance (UXO) Intrusive Magnetometer Survey - RAMS-OPN16714, prepared by 1st Line Defence;
- Piling Details, prepared by 1<sup>st</sup> Line Defence; and

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- Intrusive UXO Magnetometry Clearance Report - Ref: 16-2-8B-Ed02-Dec18, prepared by 1<sup>st</sup> Line Defence.

Overall, the method for carrying out the UXO survey and drilling works are detailed in the supporting Method Statement and the scope of works include a UXO intrusive magnetometer survey and clearance for intrusive works, including; window sample site investigations and piling works. The clearance report shows how all the investigated areas have now been cleared and is therefore satisfactory for the discharge of the condition.

## 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."*

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

- L025-ARU-90-01.00-D-C-000004 – Drainage Maintenance Plan, prepared by ARUP;
- Photographic Evidence, comprising:
  - Adan City abs Plan;
  - App.12a – CL4 BC Site Visit 11<sup>th</sup> Jan 24;
  - App. 12a – Stroma BC Site Report 21<sup>st</sup> Feb 24;
  - DK Adan City Labs Hathersage Rd Manchester 19.02.24;
  - F1.2116039 – Below Ground Drainage QA – L025;
  - F1.2116583 – Manholes & Chambers QA – L025;
  - F311687.15- Below Ground Drainage QA – L025;
  - F311687.27 – Attenuation Tank QA – L025;
  - F311687.27.3 – Manholes & Chambers QA – L025;

- F311687.27.5 - Manholes & Chambers QA – L025;
- F311687.27.7 - Manholes & Chambers QA – L025;
- F311687.27.8 - Manholes & Chambers QA – L025;
- Q22 – Handover Sheet Handover of 2No gully lids 300mm vs 300mm;
- Q22 – Handover Sheet of GL 1-5;
- Q22- Handover sheet of GL 5-9;
- As built Drawings, comprising:
  - Drainage as built issued to GMI.dwg;
  - Drainage as built overlaid with architects issued to GMI.dwg;
  - L025-ADA-18-EX.FN-D-O-000001 – drainage as built;
  - L025-ARU-90-01.00-D-C-001002;
  - L025-ARU-90-01.00-D-C-001003;
  - L025-ARU-90-01.00-D-C-002006;
  - L025-ARU-94-01.XX-D-C-002003;
  - L025-ARU-94-01.XX-D-C-007004; and
  - L025-ARU-94-01.XX-D-C-007005.

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. The supporting information is therefore considered suitable to enable the full discharge of Condition 10.

## Condition 12 – Trees

The wording of Condition 12b as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*Prior to occupation of the development an investigation of opportunities to plant at a minimum of 3no. trees, including details of size, species and planting specification, constraints to further planting and details of ongoing maintenance, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above.*

*For the avoidance of doubt, if the trees cannot be replaced on the development site an investigation of opportunities to plant street trees within the pavements on Hathersage Road or other appropriate*

*locations, including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above.*

*The approved scheme shall be implemented not later than 12 months from the development being first occupied.*

Part a of condition 12 was discharged on 17 April 2024 through the submission of a landscaping details under application ref. CDN/23/0774.

To support the full discharge of Condition 12, please find enclosed the following documents:

- General Arrangement Plan – L025-LYR-090-EX.00-D-L-001001
- Plant Quantities - L025-LYR-90-EX.00-T-L-000005

The supporting information confirms the proposed location to the south of the site of four clear stem trees within the Site. The trees are proposed to have a girth of 18 to 20cm and a height of 350 to 425cm. The supporting information is considered suitable to enable the discharge of condition 12.

## **Condition 15a - Externally Mounted Plant**

The wording of Condition 15a as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“Prior to the first occupation of the development, final details of any externally mounted ancillary plant, equipment and servicing shall be submitted to and approved in writing by the City Council as local planning authority.*

*Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.*

*For the avoidance of doubt, these details may be phased if necessary.”*

To support the application for the discharge of part a of Condition 15, please find enclosed the following documents:

- Condition15a External Mounted Plant report prepared by CAICE and KNG and issued to GMI;

Overall, KNG have confirmed that the attenuators selected for the external plant equipment will meet the requirements of 5 db lower than the background (La90) Level. As such, the information submitted in support of this application is considered sufficient to enable the discharge of Condition 15 in relation to part a only.

To enable the full discharge of Part b of Condition 15, a plant installation verification statement will be provided in due course.

## Condition 16 – Ground Conditions

The wording of Condition 16 as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*

*b) In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.*

*c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.*

*d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.”*

Parts a and b of Condition 16 were formally discharged on 15 February 2023 under application Ref. CDN/22/0339 through the submission of a Ground Investigation Report. The Report summarised the findings from the investigations which included boreholes (cable percussion with rotary follow on) and mechanical trial pitting, with associated in situ and geotechnical and geochemical testing. It concluded that ground conditions were found to comprise a relatively thin (average 1.6m thick) and generally granular layer of made ground. Walls and structures with residual voids were encountered within the made ground deposits, and borehole installations indicate the presence of some localised perched groundwater. The Site Investigation Proposal Report also provided a Remediation Strategy for the proposed works, which included the reuse of materials onsite during the development to minimise offsite disposal. The report recommended the validation of soils through a validation report.

To support the full discharge Condition 16, please find enclosed a Validation report – VR-22579b-24-357, prepared by IDOM, submitted in support of part c. Overall, the report concludes that no remediation was required other than materials management during construction and verification of imported top soils.

The information provided is therefore considered suitable to enable the full discharge of Condition 16.

## Condition 17 – Secure by Design

The wording of Condition 17b as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“The development hereby approved shall not be first occupied until the City Council as local planning authority has acknowledged in writing that the development has received written confirmation of a Secured by Design accreditation.”*

To support the application for the discharge of Condition 17, please find enclosed the following documents:

- Crime Impact Statement – 2019/0840/CIS/01, prepared by Greater Manchester Police;
- Report on testing of an STII Centre Pivot Double Doorset (double acting) to PAS 24 - BMT/MTP/F15001/01/Rev3, prepared by BM TRADA
- Certificate of Testing – 719 issue 2 prepared by ERA;
- Secured by Design Gold Award Certificate - 2019/0840/SBD/01 prepared by Police Crime Prevention Initiatives Limited;
- Technical Report on STII Commercial Double Door Set – Outwards Opening – R18526 prepared by Wintech Testing & Certification;
- Test of STII Single Action low threshold single door – WIL 370677 prepared by EXOVA; and
- Test of T32-STII Single Leaf Panic Door – WIL356944 prepared by EXOVA.

Overall, the proposed development has received a gold award accreditation for the Secured by Design Official Police Security Initiative. The information is therefore considered suitable to enable the full discharge of Condition 17.

## Condition 19 – BREEAM

The wording of Condition 19 as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'.*

*A post construction certificate/verification shall be submitted to and approved in writing by the City Council as local planning authority before any of the development hereby approved is first occupied.”*

To support the application for the discharge of Condition 19, please find enclosed an Interim Certificate:

- Design Stage - BREEAM-0078-8752, prepared by Hilson Moran Partnership Ltd.

Overall, the interim certificate shows that development achieves a BREEAM score of “very good” and it is therefore sufficient to partially discharge of Condition 19. It is anticipated that the full BREEAM certificate will be provided within 6-8 months and partial discharge would allow for the building to be occupied in anticipation of a full certificate being provided within this timeframe.

## Condition 22 – Highways Works

The wording of Condition 22 as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“Prior to the first occupation of any part of the development hereby approved, a programme for the delivery of a scheme of highway works shall be submitted to and approved in writing by the City Council as local planning authority.*

*The scheme shall include:*

- Creation of a pick-up/ drop-off layby on Hathersage Road enforced by TROs (double yellow lines)*
- Installation of a pedestrian refuge island on Hathersage Road*
- Dropped kerbs and tactile paving across entrances*
- Amendments to the existing vehicle access to widen the access road to facilitate servicing loop*
- Footway resurfacing on Hathersage Road adjacent to development*

*The scheme shall be implemented in full prior to the first occupation of the development.*

*For the avoidance of doubt the implementation of these works should also be sought via a Section 278 Highways Agreement with the local highways authority.”*

To support the application for the discharge of Condition 22, please find enclosed the following programme for the delivery of the highway works:

- S278 Works City Labs 4.0’ prepared by ADANA.

The S78 agreement was received on 20 September 2024 ref HIG003/84042 and the programme provided is sufficient to discharge condition 22.

## Condition 26a – Lighting Strategy

The wording of part a) of Condition 26 as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“Prior to the first occupation of the development a combined lighting strategy and report shall be submitted to and approved in writing by the City Council as local planning authority.*

*For the avoidance of doubt the lighting strategy shall detail how the external lighting would be operated, controlled, monitored and maintained in good working order throughout the life of the development.”*

To support the partial discharge of Condition 26, in relation to part a) only, please find enclosed an ‘External Lighting Strategy’, prepared by THORN.

The Lighting is controlled by timeclock and Photocell, to ensure operation only in set hours and when suitable light levels require. All column mounted lights are to the perimeter of the Site, facing inwards to the building to reduce any light spill to surrounding properties. In addition, these fittings have louvre kits installed to further reduce light spill, and these can be adjusted manually as required on site.

Maintenance will be carried out by an on-site Facilities Team. Regular checks will be completed under a Planned Preventative Maintenance Regime, and all external lights are linked back to the Head End and Smart Building "KODE" platform which will automatically send signals of planned and reactive maintenance requirements.

To enable the full discharge of Condition 26, a lighting verification report will be submitted to the Local Planning Authority for agreement prior to occupation.

## **Condition 28 – Operational Hours**

The wording of Condition 28 as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“Notwithstanding the submitted plans and documents as specified in condition 2, prior to the first occupation of the development the operational hours of the uses within the building shall be submitted to and approved in writing by the City Council as local planning authority.*

*These details may be phased for the different uses within the development if required, however this must be cleared defined for the avoidance of doubt.*

*The permitted uses within the development shall then operate in accordance with the hours agreed in writing thereafter.”*

To support the application for the discharge of Condition 28, please find enclosed a ‘Planning Letter CO.28 Operational Hours’, prepared by Bruntwood. The information provided is sufficient to discharge condition 28.

## **The Submission**

This Covering letter, alongside the Application Form and the documents listed in Appendix 1, is submitted via the Planning Portal (PP-13702296) in support of an application to discharge conditions 6b, 10, 12, 15a, 16, 17, 19, 22, 26a and 28 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 LLP*

Deloitte LLP

## Appendix 1 – Supporting Documents

| Document                                                                                  | Author                          |
|-------------------------------------------------------------------------------------------|---------------------------------|
| Application Form                                                                          | Deloitte LLP                    |
| Covering Letter                                                                           | Deloitte LLP                    |
| <b>Condition 6</b>                                                                        |                                 |
| Method Statement: Unexploded Ordnance (UXO) Intrusive Magnetometer Survey - RAMS-OPN16714 | 1 <sup>st</sup> Line of Defence |
| Pilling Details                                                                           | 1 <sup>st</sup> Line of Defence |
| Intrusive UXO Magnetometry Clearance Report - Ref: 16-2-8B-Ed02-Dec18                     | 1 <sup>st</sup> Line of Defence |
| <b>Condition 10</b>                                                                       |                                 |
| L025-ARU-90-01.00-D-C-000004 – Drainage Maintenance Plan                                  | ARUP                            |
| Adan City abs Plan;                                                                       | ARUP                            |
| App.12a – CL4 BC Site Visit 11 <sup>th</sup> Jan 24;                                      | STROMA                          |
| App. 12a – Stroma BC Site Report 21 <sup>st</sup> Feb 24;                                 | STROMA                          |
| DK Adan City Labs Hathersage Rd Manchester 19.02.24;                                      | ADANA                           |
| F1.2116039 – Below Ground Drainage QA – L025;                                             | GMI                             |
| F1.2116583 – Manholes & Chambers QA – L025;                                               | GMI                             |
| F311687.15- Below Ground Drainage QA – L025;                                              | GMI                             |
| F311687.27 – Attenuation Tank QA – L025;                                                  | GMI                             |
| F311687.27.3 – Manholes & Chambers QA – L025;                                             | GMI                             |
| F311687.27.5 - Manholes & Chambers QA – L025;                                             | GMI                             |
| F311687.27.7 - Manholes & Chambers QA – L025;                                             | GMI                             |

|                                                                 |                           |
|-----------------------------------------------------------------|---------------------------|
| F311687.27.8 - Manholes & Chambers QA – L025;                   | GMI                       |
| Q22 – Handover Sheet Handover of 2No gully lids 300mm vs 300mm; | ADANA                     |
| Q22 – Handover Sheet of GL 1-5;                                 | ADANA                     |
| Q22- Handover sheet of GL 5-9;                                  | ADANA                     |
| Drainage as built issued to GMI.dwg;                            | ADANA                     |
| Drainage as built overlaid with architects issued to GMI.dwg;   | ADANA                     |
| L025-ADA-18-EX.FN-D-O-000001 – drainage as built;               | ADANA                     |
| L025-ARU-90-01.00-D-C-001002;                                   | ARUP                      |
| L025-ARU-90-01.00-D-C-001003;                                   | ARUP                      |
| L025-ARU-90-01.00-D-C-002006;                                   | ARUP                      |
| L025-ARU-94-01.XX-D-C-002003;                                   | ARUP                      |
| L025-ARU-94-01.XX-D-C-007004; and                               | ARUP                      |
| L025-ARU-94-01.XX-D-C-007005.                                   | ARUP                      |
| <b>Condition 12</b>                                             |                           |
| General Arrangement Plan – L025-LYR-090-EX.00-D-L-001001        | Layer Studio              |
| Plant Quantities - L025-LYR-90-EX.00-T-L-000005                 | Layer Studio              |
| <b>Condition 15a</b>                                            |                           |
| Condition15a External Mounted Plant report                      | CAICE and KNG             |
| <b>Condition 16</b>                                             |                           |
| Validation report – VR-22579b-24-357                            | IDOM                      |
| <b>Condition 17</b>                                             |                           |
| Crime Impact Statement – 2019/0840/CIS/01                       | Greater Manchester Police |

|                                                                                                             |                                              |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Report on testing of an STII Centre Pivot Double Doorset (double acting) to PAS 24 - BMT/MTP/F15001/01/Rev3 | TRADA                                        |
| Certificate of Testing – 719 issue 2                                                                        | ERA                                          |
| Secured by Design Gold Award Certificate - 2019/0840/SBD/01                                                 | Police Crime Prevention Initiatives Limited; |
| Technical Report on STII Commercial Double Door Set – Outwards Opening – R18526                             | by Wintech Testing & Certification           |
| Test of STII Single Action low threshold single door – WIL 370677                                           | EXOVA                                        |
| Test of T32-STII Single Leaf Panic Door – WIL356944                                                         | EXOVA                                        |
| <b>Condition 19</b>                                                                                         |                                              |
| Design Stage - BREEAM-0078-8752, prepared                                                                   | Hilson Moran Partnership Ltd.                |
| <b>Condition 22</b>                                                                                         |                                              |
| S278 Works City Labs 4.0'                                                                                   | ADANA                                        |
| <b>Condition 26a</b>                                                                                        |                                              |
| External Lighting Strategy                                                                                  | THORN                                        |
| <b>Condition 28</b>                                                                                         |                                              |
| Planning Letter CO.28 Operational Hours                                                                     | Bruntwood                                    |