

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Bruntwood SciTech
C/o Agent

Agent (if used)

Mr Tom Young
Deloitte LLP
66 Shoe Lane
London
EC4A 3BQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6 (UXO), 10 (SuDs), 12 (Landscaping), 15 (Acoustics), 16 (Ground contamination), 17 (CIS), 19 (BREEAM), 22 (Highways works), 24 (local labour), 26 (External lighting strategy) and 28 (Hours of use) attached to planning permission 125592/FO/2019, as amended by 142288/NMC/2025.

Location: Citylabs 4.0 , Hathersage Road, Manchester, M13 9WL

Date of application: 21 January 2025

Application number: CDN/25/0048

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

UXO

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- Method Statement: Unexploded Ordnance (UXO) Intrusive Magnetometer Survey - RAMS OPN16714, prepared by 1st Line Defence
- Piling Details, prepared by 1st Line Defence
- Intrusive UXO Magnetometry Clearance Report - Ref: 16-2-8B-Ed02-Dec18, prepared by 1st Line Defence

The following information has previously been approved to discharge part a of Condition 6 under Discharge of Conditions application CDN/22/0339 by the City Council as the Local Planning Authority on 15 February 2023:

- Detailed Unexploded Ordnance (UXO) Risk Assessment
- Geotechnical and Geoenvironmental Desk Study

The above information submitted has been considered and is acceptable. Condition 6 is now formally discharged.

Landscaping

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- Plant Quantities - L025-LYR-90-EX.00-T-L-000005

And received by the City Council as the Local Planning Authority on 25 February 2025:

- General Arrangement Plan - L025-LYR-090-EX.00-D-L-001001

The following information has previously been approved to discharge part a of Condition 12 under Discharge of Conditions application CDN/23/0774 by the City Council as the Local Planning Authority on 16 April 2024.

- Landscape Management and Maintenance Plan, prepared by Layer Studio;
- Landscaping Plans, prepared by Layer Studio, comprising:
 - L025-LYR-97-EX.00-T-L-008001 [RIBA Stage 5 Specification];
 - 99-EX.00-D-L-003001 [SOFTWARES];
 - 94-EX.00-D-L-002001 [HARDWORKS];
 - 97-EX.00-D-L-008001 [FURNITURE]; and
 - 90-EX.00-D-L-001001 [GENERAL ARRANGEMENT].

The above information submitted has been considered and is acceptable. Condition 12 is now formally discharged.

Acoustics

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- Condition 15a External Mounted Plant report prepared by CAICE and KNG and issued to GMI

And received by the City Council as the Local Planning Authority on 13 February 2025:

- Condition 15 Verification Report, produced by SQL Acoustics

The above information submitted has been considered and is acceptable. Condition 15 is now formally discharged.

Ground Contamination

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 25 March 2025:

- Validation report - VR-22579b-24-357 Rev B

The report concludes that no remediation was required other than materials management during construction and verification of imported top soils.

The following information has previously been approved to discharge parts a and b of Condition 16 under Discharge of Conditions application CDN/22/0339 by the City Council as the Local Planning Authority on 15 February 2023.

- Ground Investigation Report

The above information submitted has been considered and is acceptable. Condition 16 is now formally discharged.

CIS

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- 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.

The above information submitted has been considered and is acceptable. Condition 17 is now formally discharged.

Highway works

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- S278 Works City Labs 4.0 prepared by ADANA

The above information submitted has been considered and is acceptable. Condition 22 is now formally discharged.

Local Labour

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 14 February 2025:

- Local Benefit/Social Value Report

The above information submitted has been considered and is acceptable. Condition 24 is now formally discharged.

External lighting strategy

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- 'External Lighting Strategy', prepared by THORN

Received by the City Council as the Local Planning Authority on 14 February 2025:

- L017 Citylabs - External Lighting Verification Report

The above information submitted has been considered and is acceptable.

Condition 26 is now formally discharged.

Hours of use

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- Planning Letter CO.28 Operational Hours, prepared by Bruntwood

The above information submitted has been considered and is acceptable. Condition 28 is now formally discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

SuDS

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 January 2025:

- L025-ARU-90-01.00-D-C-000004 - Drainage Maintenance Plan, prepared by ARUP;
- Photo: Adan City abs Plan;
- Photo: App.12a - CL4 BC Site Visit 11th Jan 24;
- Photo: App. 12a - Stroma BC Site Report 21st Feb 24;
- Photo: DK Adan City Labs Hathersage Rd Manchester 19.02.24;
- Photo: F1.2116039 - Below Ground Drainage QA - L025;
- Photo: F1.2116583 - Manholes & Chambers QA - L025;
- Photo: F311687.15- Below Ground Drainage QA - L025;
- Photo: F311687.27 - Attenuation Tank QA - L025;
- Photo: F311687.27.3 - Manholes & Chambers QA - L025
- Photo: F311687.27.5 - Manholes & Chambers QA - L025;
- Photo: F311687.27.7 - Manholes & Chambers QA - L025;
- Photo: F311687.27.8 - Manholes & Chambers QA - L025;
- Photo: Q22 - Handover Sheet Handover of 2No gully lids 300mm vs 300mm;
- Photo: Q22 - Handover Sheet of GL 1-5;
- Photo: Q22- Handover sheet of GL 5-9;
- 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 above information submitted has been considered and is NOT considered acceptable.

In order to discharge this condition, the following information is required:

- Please update with the photographic evidence of flow control and storage tank.
- Please update with the evidence for storage Volume of Attenuation tank, flow rate, connection point to the outfall showing how it connects to the public sewer.

Condition 10 is therefore REFUSED.

BREEAM

142288/NMC/2025 has been approved since this Discharge of Conditions application came in.

The conditions states that:

"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."

On this basis, there is no need to now discharge the BREEAM condition at this stage. The post construction review certificate shall be submitted within 6 months of the first occupation of the development.

Date: 10 April 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.