

20 February 2025

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

Dear Jack,

Citylabs 4.0, Hathersage Road - Application under Section 96a of the Town and Country Planning Act (1990) for Non-Material Amendment to Planning Permission ref. 125592/FO/2019

On behalf of our client, Bruntwood SciTech Limited ('The Applicant'), please find enclosed a Section 96a Application for a Non-Material Amendment (NMA) to Planning Permission ref. 20/03779/S73 in respect of 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 'Site').

Background

Planning Permission ref. 125592/FO/2019 (the 'Permission') was approved on 20 March 2020 for:

"Erection of a seven storey building comprising flexible Office (Use Class B1a), Research and Development (Use Class B1b) and Educational Space (Use Class D1), together with ground floor ancillary Retail uses (Use Classes A1 and A3), in addition to associated cycle parking, accessible car parking, landscaping, provision of plant and servicing and related access and highway's works, and other associated works."

Amendment Proposals

Condition 19 attached to this permission states:

"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."

The Applicant has engaged proactively with BREEAMUK in respect of the required BREEAM Certificate to address the above condition requirements and ensure the development meets a rating of 'Very Good'. The Applicant has received an interim certificate of 'Very Good', but BREEAMUK have advised that due to their

lead-in times, they are unable to provide the full certificate for at least 3 months post completion. As the condition is a pre-occupation condition, the current wording will impact the Applicant's ability to occupy the building until a certificate is received.

As a result, under this NMA we propose to amend the wording of Condition 19 as suggested below to allow for the full certificate to be provided to the LPA for approval within six months of first occupation of the building. The Applicant is committed to achieving a 'Very Good' BREEAM rating, as evidenced in the Interim BREEAM Certificate submitted as part of this application.

The below proposed revised wording to Condition 19 has been agreed through pre-application engagement, via email, with the Case Officer on 29 January 2025:

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

Post construction review certificate(s)~~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~~, within six 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."

The proposed amended wording will maintain the intentions of Condition 19 in securing a BREEAM rating of 'Very Good' and is therefore non-material in nature. As such, we politely request the Local Planning Authorities approval to proceed with the above suggested revised wording.

Application Submission

In addition to this Cover Letter, this application includes the following documents:

- Application Form;
- Site Location Plan; and
- Interim BREEAM Certificate.

We trust that the above information is suitable to enable approval of this application. We would be grateful for written confirmation of the receipt and registration of this application. Should you require any further information please contact Tom Young (tomyoung@deloitte.co.uk / 020 7007 1007).

Yours sincerely



Deloitte LLP