

1 November 2023

FAO Anthony Mitchell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

Dear Anthony,

Citylabs 4.0, Hathersage Road - Application for the Discharge of Condition 12a (Landscaping Details) of Planning Permission Reference: 125592/FO/2019

Please find enclosed an application for the discharge of Condition 12a (Landscaping Details) 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 12a – Landscaping Details

Condition 12a was partially discharged in relation to the pre-commencement element of the condition on 6 October 2023 through agreement to a programme for submission of final landscaping details. The Local Planning Authority confirmed that parts *i, ii, iii, iv, v* and *vi* remain extant and must be complied with and approved by the Local Planning Authority before 12a is fully discharged.

This application seeks to discharge these remaining elements of Condition 12a in line with the approved programme for submission of final landscaping details. For completeness, the wording of Condition 12a as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

"a) Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of development (other than enabling works comprising demolition, piling and construction of the sub structure), a programme for submission of final details of the following external landscaping details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following particulars will be submitted:

- i. Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries;*
- ii. Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of appropriate planting;*
- iii. Details of any proposed street furniture including seating, bins and lighting; and*
- iv. Details of any external steps and handrails;*
- v. A strategy providing details of replacement planting, including details of overall*
- vi. numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;*

and relevant details shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme submitted and approved above. The approved scheme shall be implemented in full not later than 12 months from the date the proposed building is first occupied.

To support the application for the discharge of Condition 12a, please find enclosed the scheme's Landscape Management and Maintenance Plan, as well as the associated landscaping general arrangement plans, produced by Layer Studio.

The Management and Maintenance Plan and the RIBA Stage 5 Specification document provide the information relevant against parts *ii*, *v* and *vi* of Condition 12a. The documents outline that opportunities to achieve biodiversity net gain will be explored across the Site through the planting of RHS-certified native species that contribute positively to invertebrate populations through pollination. The landscaping strategy also features a range of typologies to create year-round habitats for wildlife, including evergreen species and low-lying grasses and perennials. The documents outline the numbers, size and species of planting, as well as the replacement strategy (looking forward across a 15-year period).

The Landscaping Plans submitted in support of this application detail the proposed landscaping materials as well as the specification of any street furniture, to address parts *i* and *iii* of Condition 12a. There are no external steps or handrails. As such, no information is provided against Condition *iv*.

The information submitted is considered acceptable to enable the discharge of Condition 12a.

The Submission

The following document is submitted in support of this application via the Planning Portal (PP-12538819) alongside this Covering Letter and the Application Form:

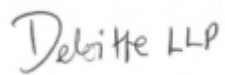
- Landscape Management and Maintenance Plan, prepared by Layer Studio;
- Landscaping Plans, prepared by Layer Studio, comprising:
 - L025-LYR-97-EX.00-T-L-008001 [RIBA Stage 5 Specification];
 - 99-EX.00-D-L-003001 [SOFTWARES];

- 94-EX.00-D-L-002001 [HARDWORKS];
- 97-EX.00-D-L-008001 [FURNITURE]; and
- 90-EX.00-D-L-001001 [GENERAL ARRANGEMENT].

The application fee of £116.00 has been paid to Manchester City Council via the Planning Portal, in addition to the requisite administrative fee from 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 Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP