

3 July 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 to Discharge Condition 3 (Materials) attached to Planning Permission Reference: 125592/FO/2019**

Please find enclosed an application for the discharge of Condition 3 (Materials) attached to Planning Permission Reference: 125592/FO/2019. The Applicant is Bruntwood SciTech Limited.

This Planning Permission relates to the new seven storey Citylabs 4.0 development, which is located on Hathersage Road and part of the Citylabs cluster within the Manchester Oxford Road Corridor area.

**Condition Discharge**

The following section details Condition 3 and the information to be submitted in respect of the discharge of this Condition.

**Condition 3 - Materials**

The wording of Condition 3 as set out in Planning Permission Reference: 125592/FO/2019 is as follows:

*“(a) A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and*

*(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme, as agreed above, prior to the first occupation of the development. The development shall be constructed thereafter in accordance with the agreed samples and specifications as relevant.”*

To support the discharge of Condition 3a, the Applicant has produced a programme which details the key dates relating to the issue of material samples and specifications, including details of the process for

quality control comprising the retention of the mock-up panel on-site as a quality benchmark throughout the construction period. The programme is summarised below:

- Commencement of construction of the mock-up panel – 12 July 2023;
- Completion of construction of the mock-up panel – 31 July 2023;
- Date for inspection of the mock-up panel by the Local Planning Authority – 31 July to 14 August 2023; and
- The date for the final dismantling of the facade mock-up – March 2023.

The sample panel is proposed to be constructed at Rutherford House Car Park within the Manchester Science Park. This is due to the building footprint occupying 65% of the site area, and when considered alongside vehicular access around the perimeter, logistically constructing the mock-up on site presents a health and safety hazard constraining logistical activities and impacting spatial capacity of welfare requirements on the build site.

The sample panel will remain in situ as the benchmark until such a time as the main building facade construction has progressed to a point where all key features are installed and inspected to check that quality has been replicated. This is targeted for December 2023.

A Materials Matrix, Sample Bay General Arrangement Plan and Sample Bay Mullion Details Plan are also provided, which include the specifications of all proposed external materials. These documents describe the material, colour and specification of all external materials used on the facade of Citylabs 4.0.

The information submitted at this stage provides sufficient details to enable the discharge part a) of Condition 3 and it is proposed that the application remains live until the Case Officer attends Site at the end of July 2023 to view the mock-up panel.

Prior to inspection on-site we politely request feedback in relation to the proposed materiality and scale and nature of the proposed mock-up panel before the construction of the panel commences mid-July 2023.

## **The Submission**

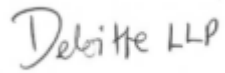
The following documents are submitted in support of application through the Planning Portal (PP-12200789) alongside this Covering Letter and the Application Form:

- Programme for Issue of Materials and Quality Control Statement, prepared by the Applicant;
- Material Matrix (April 2023), prepared by the Applicant;
- Sample Bay General Arrangement, prepared by Quest Solutions; and
- Sample Bay Mullion Details, prepared by Quest Solutions.

The application fee of £180.00 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](mailto: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