

24 May 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester M60 2LA
F.A.O. Jennifer Connor

Dear Anthony,

Application for Non-Material Amendments to Planning Permission Ref. 125592/FO/2019

Please find enclosed an application submitted under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendment ("NMA") to Planning Permission 125592/FO/2019 for Citylabs 4.0. The Applicant is Bruntwood SciTech Limited ('the Applicant').

Background and Overview of Amendments

In March 2020, Planning Permission was granted for Citylabs 4.0 on a site south of Hathersage Road, in the Oxford Road Corridor (Ref. 125592/FO/2019). The description of development for Citylabs 4.0 is as follows:

"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 (associated advert application reference 125593/AO/2019)."

Planning Permission has not yet been implemented. Following the granting of Planning Permission, the Applicant has undertaken detailed design development, which has resulted in a non-material change to the south elevation at ground floor to replace approved roller shutter doors with double opening doors in approximately the same location. The amendments are proposed to ensure effective operations and access into the building from the service yard.

Furthermore, as part of the Citylabs 4.0 consent, a Signage Strategy was approved and the following Condition applied:

"(32) All future signage proposed on the development shall accord with the signage strategy principals as set out on page 47 and 48 of the submitted Design & Access Statement (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019."

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The Applicant has since revised the branding and logo design of the external signage at Citylabs 4.0. The proposed location and nature of the four illuminated external fascia signs as detailed in this Signage Strategy, and approved separately under Advertisement Consent Ref. 125593/AO/2019, remain unchanged. A revised Design and Access Statement, containing the revised Signage Strategy, is therefore submitted to Manchester City Council for approval as part of this application.

This Letter is submitted in support of an application under Section 96A of the Town and Country Planning Act 1990 (as amended) for an NMA to Planning Permission ref. 125592/FO/2019 to facilitate these non-material changes to the south elevation at ground floor and amendments to the previously approved Signage Strategy. It is proposed to amend Condition 2 attached to the consent (which relates to the approved drawings and documents with which the development shall be carried out in accordance), to allow the substitution of revised drawings, and Condition 32 to enable approval of a revised Signage Strategy. A new application for advertisement consent will be submitted under separate cover for the revised fascia signs.

This approach was agreed with Manchester City Council Planning Officers on 10 January 2023 via email.

Non-Material Impact of the Proposed Changes

It is considered that the changes would not materially alter the visual appearance of Citylabs 4.0 as approved under the original scheme ref. 125592/FO/2019. As such, the amendments can be considered to be non-material to its determination, as agreed with MCC Planning Officers in pre-application consultation.

It is considered that the changes to the approved scheme are all non-material for the following reasons:

- The changes are not significant in terms of the scale and form of the originally approved scheme;
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority through granting Planning Permission ref. 125592/FO/2019; and
- The changes are not contrary to any national or local policies.

Accordance with Planning Policy

The proposals will contribute towards the successful delivery of the new development at Citylabs 4.0, which is essential to achieving the vision for the Citylabs campus and the ambitions for the Oxford Road Corridor. Approval of this application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) would therefore support planning and regeneration benefits in this location.

Amendments to Approved Plans

Table 1 summarises all the approved drawings to be superseded by this NMA and sets out the revised drawing references. Condition 2 is to be amended to reflect these changes. Condition 32 is also proposed to be amended to reference the updated Signage Strategy submitted in support of this application, as detailed in Table 1.

Table 1: Approved and Revised Drawing and Document Names and References

Drawing Name	Approved Drawing	New Drawing Reference / Comments
General Arrangement Ground Floor Plan	6312-SRA-XX-XX-DR-A-20200 REV P14	6312-SRA-XX-00-DR-A-20100 REV P18
General Arrangement South Elevation	6312-SRA-XX-XX-DR-A-00847 REV P06	6312-SRA-XX-XX-DR-A-20202 REV P08
Proposed North Elevation	6312-SRA-XX-XX-DR-A-00845 REV P00	6312-SRA-XX-XX-DR-A-20200 REV P08
Proposed East Elevation	6312-SRA-XX-XX-DR-A-00846 REV P00	6312-SRA-XX-XX-DR-A-20201 REV P06
Proposed West Elevation	6312-SRA-XX-XX-DR-A-00848 REV P00	6312-SRA-XX-XX-DR-A-20203 REV P06
Signage / Manifestation Strategy	6312-SRA-XX-XX-DR-A-70800 REV P00	6212-SRA-00-DRA-A-70100 REV P03
		6312-SRA-00-R1-DR-A-70101 REV P04
Design and Access Statement	Design and Access Statement (November 2019)	Design and Access Statement (February 2023)

Application Submission

The application is submitted via the Planning Portal (Ref: PP-11830651), alongside the requisite application fee of £234.00 plus an administrative fee from the Planning Portal.

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates – prepared by Deloitte;
- Revised Plans and Elevations, prepared by Sheppard Robson, as detailed in Table 1; and
- Revised Design and Access Statement, containing an updated Signage Strategy, prepared by Sheppard Robson.

The amendments have been agreed with the Local Planning Authority through pre-application discussions, as being non-material to the determination of the original permission. The NMA will result in a development that is substantively unchanged from the previously approved development (ref:

125592/FO/2019). We therefore respectfully request that this application be supported by the Local Planning Authority.

We trust that you have all the information required to validate the Application, and we look forward to receiving written confirmation of their registration. Please do not hesitate to contact my colleague Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102) if you have any questions or require any further information.

Yours sincerely

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

Deloitte LLP