

25 March 2026

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

Dear Jack,

Citylabs 4.0, Hathersage Road - Application to Discharge Condition 5 (Materials) attached to Planning Permission Reference: 144177/FO/2025

Please find enclosed an application for the discharge of Condition 5 (Materials) attached to Planning Permission Reference: 144177/FO/2025. 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 5 and the information to be submitted in respect of the discharge of this Condition.

Condition 5 - Materials

The wording of Condition 5 as set out in Planning Permission Reference: 144177/FO/2025 is as follows:

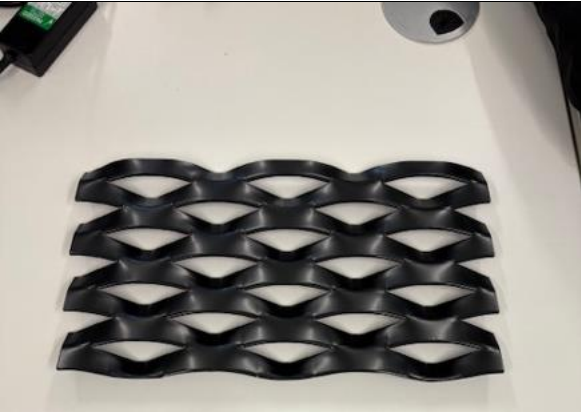
"No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the gas stores hereby approved, as denoted on 'Proposed Site Plan 10205 SRA ZZ 00 DR A 02199', have been submitted to and been approved in writing by the Local Planning Authority. For the avoidance of doubt, this includes;

- dark grey PPC metal opaque panels*
- dark grey expanded mesh cladding*
- gas enclosure door with dark grey expanded mesh cladding*

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

To support the discharge of Condition 5, the Applicant sent samples of each of the materials listed within the condition, all of which have been agreed with by the LPA via email on 25 February 2026. For the purposes of this submission the table below outlines each material, a photo and their specification.

Material	Photo and Specification	
Dark Grey PPC Metal Opaque Panels – RAL 7021		Spec: Powder Coated Aluminium
Dark Grey Expanded Mesh Cladding – Ral 7021		Spec: Powder Coated Aluminium

Gas Enclosure Door with Dark Grey Expanded Mesh Cladding – RAL 7021	 Spec: Powder Coated Aluminium
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Following the Local Planning Authority's email agreement in principle on 25 February 2026 regarding material samples, the provided detailed table (with photos and specifications) confirms alignment and is sufficient to discharge Condition 5 of Planning Permission Reference: 144177/FO/2025.

The Submission

The following documents are submitted in support of application through the Planning Portal (PP-14775731) alongside this Covering Letter:

- Application Form
- Photographs

The application fee of £383.00 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 Tom Young (tomyoung@deloitte.co.uk /+44 7880 476760).

Yours sincerely

Deloitte LLP

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