Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Phone: [redacted]
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

28 May 2026

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

FAO Angela Leckie

Dear Angela,

Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ – Application for Discharge of Condition 3 (c) attached to planning permission 136934/FO/2023 as amended by 138222/JO/2023, 139307/NMC/2024 and 141721/JO/2024.

Please find enclosed a condition discharge application in relation to Greenheys Business Centre, Manchester, approved under Planning Permission ref. 136934/FO/2023 as amended by 138222/JO/2023, 139307/NMC/2024 and 141721/JO/2024. The application is submitted by Bruntwood Sci Tech Ltd ('the Applicant').

For clarity, the original Planning Permission Ref: 136934/FO/2023 was approved on 28 July 2023, and the description of development is as follows:

"*Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works.*"

The Planning Permission relates to a site bound by Greenheys Lane to the west, the McDougall Centre Site and Burlington Street to the north, Pencroft Way to the east and the Base building to the south ('the Site').

Conditions Discharge

This section sets out the relevant condition and documents that are submitted in support of the application for discharge of the relevant condition. Table 1 shows the wording of conditions 3 (c) (Sample Panels and Quality Control Management Strategy) alongside the submitted information for full discharge.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2026 Deloitte LLP. All rights reserved.

Deloitte.

Table 1: PP Condition Discharge and Information Submitted

Condition Wording		Partial / Full Discharge	Documents Submitted	Justification
3c	Sample Panels and Quality Control Management Strategy "*The sample panels and quality control management strategy shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.* *Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.*"	Full	1) Fin Sample Image 2) Quality Control Management Strategy and As Built Records Façade Rev 01	1) Fin Sample Image On the 26th of November 2025, sample photos of the two Sample Bay options on the podium were shared with Manchester City Council (MCC). On the 27th of November 2025, MCC confirmed that the Fin option should be progressed. 2) Quality Control Management Strategy and As Built Records Façade Rev 01 This Quality Control Management Strategy Document summarises the control measures which have been in place to manage the quality of the installation of the façade at Greenheys. This document also includes examples of design specification, quality plans and as built quality records related to the design and installation of these elements of the building. Installation records and Quality Plans related to

Condition Wording		Partial / Full Discharge	Documents Submitted	Justification
				the Façade have been appended

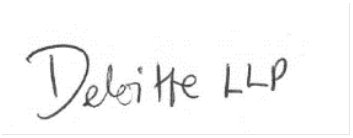
Summary

In addition to the documents listed in Table 1, this Covering Letter, the application also comprises the Application Forms, submitted through Planning Portal under ref. (PP-14966487)

A fee has been paid to Manchester City Council for £400, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of the conditions, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Tom Young ([redacted].

Yours sincerely



For Deloitte LLP
Encl.