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Angela Leckie
Manchester City Council
Planning Department

Planning Portal Ref: PP-15025225

23rd June 2026

Dear Angela,

GREENHEYS BUILDING, PENCROFT WAY, MANCHESTER, M15 6JJ

DISCHARGE OF PLANNING CONDITIONS 11, 14 b), 18 & 32 - FULL APPLICATION 136934/FO/2023 (AS AMENDED)

On behalf of our client, Bruntwood SciTech Limited (Bruntwood) please find enclosed a Discharge of Conditions application in relation to the Greenheys Building located at Pencroft Way which, as the Council will be aware, has now been largely constructed and will be occupied by its first (and anchor tenant) in the form of the UK Biobank later in 2026. This application follows a previous submission made to the Council on the 11th of May 2026 which sought to discharge details in relation to Conditions 8, 15, 27, 30, 35, 38 and 40.

This application is made in respect of full planning permission 136934/FO/2023. The original full planning permission was subject to a non-material amendment application (139307/MMC/2024) in addition to variation of conditions applications (references: 138222/JO/2023 and 141721/JO/2024).

The Discharge of Conditions application submitted by CV Planning in May 2026 addressed the majority of the remaining conditions which can be categorised as 'prior to occupation' in that they are required to be satisfied prior to the building being brought into first use. For the avoidance of doubt the building is not currently in active use, however, as noted above it is intended that UK Biobank will take occupation in the coming months. This further Discharge of Conditions application seeks to close out the remaining conditions associated with

the original full planning permission as amended. The remaining 'prior to occupation' conditions to be satisfied as are follows:

- Condition 11 – provision of acoustic verification report for installed plant and equipment.
- Condition 18 – provision of a report to demonstrate that lighting levels would not result in adverse residential amenity impacts.
- Condition 32 – in a similar manner to Condition 11, Condition 32 requires (part b) for a post-completion acoustic report to verify that the acoustic mitigation measures have been installed and effectively mitigate any potential adverse noise impacts on adjacent residential accommodation.

In addition to the above, condition 14 of the planning permission relates to the Local Labour Construction process. Part b) of the condition requires the provision of a detailed report on the outcomes with regard to local labour recruitment with the report to be submitted to the City Council within one month prior to construction work being completed. The full text of condition 14 is copied below. This discharge of conditions application therefore seeks the Council's approval to the details required under part b) of condition 14.

'14) The development shall be implemented on the basis of ongoing compliance with the following:

Local Labour Construction : Proposal and Reporting Template stamped as received 29-09-23

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.'

As communicated with the Council prior to the submission of this application, it is acknowledged that Condition 26 remains outstanding and is the final prior to occupation condition which needs to be satisfied. The condition requires submission of a suite of technical drawings for the scheme of highway works and footpath reinstatement for approval by the City Council. Final discussions are ongoing between the applicants' design engineers and the Local Highway Authority regarding these details. This information will be submitted through a final Discharge of Conditions application regarding pre-occupation matters in the near future. The remainder of this letter statement provides an overview of the information which has been submitted to discharge the identified conditions.

Prior to Completion of Construction Work – Condition 14 b)

In response to the requirements of this condition, please find enclosed a document produced by Willmott Dixon, who are the main contractor for the construction of the Greenheys building. This report is titled 'Greenheys Final Social Value Report, April 2026'. The document provides an overview of the key recruitment

and related targets and outcomes, for example, in relation to ensuring all local spend is within 40 miles of the site, which achieved a 99% compliance rate against a target of 60%.

Other key achievements against the original targets include:

- Spending with social enterprises of £493,000 versus an original target of £300,000
- Creating 21 new employment opportunities against a target of 9;
- Providing 1,126 apprenticeship weeks versus a target of 380; and
- Providing 25 hours of support for unemployed people.

The report follows on from the approval of the local labour proposal dated September 2023. It is concluded that the information provided provides adequate reporting on the outcomes of the local labour recruitment process, and this condition is therefore capable of being fully discharged.

Prior to Occupation Conditions

Conditions 11 and 32 – Acoustic Verification Report (External Plant)

Further to the requirements of the conditions as summarised previously, an acoustic commissioning report entitled 'MSP Greenheys Acoustic Commissioning Report – Pol 05 External Plant Noise' has been produced by BDP (document no. P3001624 (REP) U004, issue S2, revision P02) dated 3rd June 2026. The report provides a detailed verification assessment undertaken by on-site verification measurements and computer modelling in relation to external plant noise emissions. The report also contains an addendum which is a more detailed acoustic design statement produced by Silcock Leedham who are the scheme consulting engineers.

On page 5 of the report, table 1 identifies the nearest or most exposed noise sensitive receptors, the lowest measured existing background noise level and the associated limits for non-standby plant external noise and standby plant, which is then followed by an explanation of the design input and modelling and how the verification assessment was undertaken.

Paragraph 7.1 identifies the key external plant which has been the subject of the verification exercise and confirms that the on-site measurements are compliant or demonstrate a reduction in the maximum agreed noise limit levels. This is helpfully summarised in tables 3 and 4 which demonstrates full compliance and an element of betterment, for example in relation to the roof level air-handling unit termination and elements of the air-source heat pump equipment compared to the expected levels. The report concludes that based on the on-site measurements and additional computer modelling that the localised measurements are equal to or lower than those modelled at the same locations. The verification demonstrates that noise emissions comply with the previously identified levels in the full planning application reports and associated planning condition.

It is therefore concluded that the verification requirements of Condition 11 and Condition 32 has been fully satisfied.

Condition 18 – Lighting Impact Assessment

As noted previously, Condition 18 requires for the lighting scheme details to be assessed in order to demonstrate that there would not be any adverse impact on the amenity of residents. In response to the requirements of the condition, Bruntwood instructed an external lighting assessment to be produced by Silcock Leedham (External Lighting Assessment, May 2026, 3210252 – Revision B).

The assessment confirms that the report has been prepared to identify potential obtrusive light spill within and around the development and to assess the potential effects on nearby residential properties, public realm and visual amenity and the wider night time environment. In accordance with the sensitive receptors as identified in the daylight/sunlight and shadowing exercise undertaken by GIA for the full planning application, the lighting assessment has considered the same locations in accordance with the ILP Guide 04 (2013).

The assessment identifies the lighting design principles and various lighting components of the scheme including lighting to the public realm, building entrance and the rear servicing area. The key assessment area is the potential for impacts on the residential developments on the western side of Greenheys Lane. The report identifies at page 8 that the impact of the scheme on lighting levels at those dwellings would be less than 1 lux.

Part 10 of the assessment identifies that the installed lighting scheme results in negligible impacts in terms of light spill and sky glow, a minor adverse impact in respect of glare and a beneficial impact with regard to visual amenity. It is concluded that the scheme complies with Manchester City Council Core Strategy, Policy EN16 in addition to Policies SP1, CC9, EN3 and DM1, in addition to the ILP GN01/21 standards. There is therefore no adverse effect on residential amenity and the information provided it is concluded to be acceptable.

Summary and Conclusions

This Discharge of Conditions application addresses the remaining prior to occupation conditions associated with the Greenheys Building full planning permission, apart from condition 26. Condition 14 part b) which relates to labour and recruitment reporting is also addressed in this submission.

The submitted material confirms that the building fully complies with, and in some instances exceeds, the external plant noise criteria limits (maximums) and that the lighting scheme does not result in any adverse impact to residential amenity.

The only remaining prior to occupation requirement regards the detailed technical highways drawings within the public highway relating to reinstatement and is expected to be provided to the Council in the near future following completion of discussions between Bruntwood's engineering consultants and the Highways Department.

For the avoidance of doubt the main vehicular site access arrangements including access to the loading and servicing area has already been installed in accordance with the approved details whereas the outstanding information relates to wider details connected to the Section 278 process.

We trust the submitted information will allow for the swift validation of the Discharge of Conditions application. Should there be a requirement for any further information or clarification please do not hesitate to contact me.

Kind regards

Yours sincerely



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