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22 July 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 for the Discharge of Condition 19 relating to Planning Permission Reference: 125592/FO/2019

Please find enclosed an application for the discharge of condition 19 attached to Planning Permission Reference: 125592/FO/2019. This Planning Permission relates to the new seven storey Citylabs 4.0 development, which is located on Hathersage Road and part of the Citylabs Campus within the Manchester Oxford Road Corridor. The Applicant is Bruntwood SciTech Limited ('The Applicant').

Condition 19 (Post Construction Review Certificate)

Condition 19 (as amended 142288/NMC/2025) requires the submission of a BRE issued Post Construction Review Certificate. It states:

"The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as Local Planning Authority within 6 months of the first occupation of the development."

Submission Details

Please find enclosed the following information to discharge Condition 19 in full:

- BREEAM Final Certificate, dated 17 July 2026.

The Final Certificate issued by BRE confirms that the development achieves a BREEAM 'very good' score, in line with the requirements of the condition wording.

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Summary

Alongside the above documentation, please also find enclosed the completed application form. The relevant application fee (£309.00 + £91.00 Service Charge) has been paid online.

I would be grateful for written confirmation of the receipt and registration of this application. Should you require any further information please contact my colleague, Tom Young (tomryoung@deloitte.co.uk / 020 7007 1007).

Yours sincerely

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