

22 November 2021

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

Dear Jennifer,

Base, Manchester Science Park
Application for Non-Material Amendment to Planning Permission Ref. 125018/FO/2019

Please find enclosed an application for a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to amend Condition 2 (Approved Plans and Documents) and Condition 28 (Hard and Soft Landscaping) attached to Planning Permission Ref. 125018/FO/2019, relating to the construction of a five storey office building at Manchester Science Park (MSP). The Applicant is Bruntwood SciTech Limited.

For clarity, the description of development for Planning Permission Ref. 125018/FO/2019 is as follows:

"Erection of a five storey building comprising offices (Use Class B1) and ancillary workshop and maker space, together with associated disabled car and cycle parking, landscaping, provision of plant and servicing and related access and highways works, and other associated works."

Proposed Amendments

Landscaping Amendments

At the time of the original planning submission, the strategy for cleaning and maintaining the building via cherry picker had not been tested for tracking with a specific vehicle type. As the cleaning and maintenance Strategy was developed by Bridge Architects, the proposed vehicle was confirmed as the 'Nifty lift HR28 4x4'. The intent was that the Mechanical Elevated Work Platform (MEWP) would travel along the building face, retaining the existing trees by incorporating a retaining wall along the root protection zone as informed by the Arboricultural Report.

Following further investigation, it was found that the southern boundary is required to be widened to accommodate the turning of the MEWP around the south eastern corner of the building.

This Non-Material Amendment application therefore proposes the slight widening of the hard landscaping to the southern boundary of the building, alongside the repositioning of the ten cycle stands and addition of two further cycle stands approximately 9m to the north of their previously approved location to the

eastern elevation of the building. A seat wall is proposed to be incorporated at the widened corner to improve the functional use of this widened space.

Tree Removal

As part of these required amendments, a detailed review of site levels along the southern boundary line was undertaken during the construction of the development to determine the potential risk of root damage to a number of existing trees intended to be retained in this location. The Survey unfortunately found that a number of the existing trees to the southern boundary were on a mound of earth which was intended to be reduced in height to ensure the required finished floor levels and path width, and to construct a low retaining wall.

Referring to the Root Protection Zone within the Tree Survey, prepared by Tyler Grange, it was apparent that the root zone and health of the tree could not be protected. Manual excavation confirmed that roots were present close to the soil surface.

It is therefore now proposed to remove these trees which were previously proposed to be retained (T21 and T25), and to plant additional trees to mitigate against the loss. The tree planting strategy is described in the following section.

Tree Planting

As approved under Planning Permission Reference 125018/FO/2019, 14 existing trees were to be removed, the majority of which were Category C trees. Two of these trees were agreed for removal under a prior approval for demolition application for the previous building on-site.

The approved landscaping scheme includes replacement planting of 43 trees within the landscape for the scheme. In addition, 13 young trees were proposed to be translocated to different areas of the new landscaping, with 11 of those being planted in the Site and two of them being planted elsewhere within the campus.

As part of this approved scheme, six trees were proposed along the southern boundary of the Site alongside four trees relocated from their current position on the Site. As a result of the proposed slight amendments to the landscaping layout, 13 new trees are now proposed along the southern boundary.

The relocated trees are proposed to be positioned in various locations elsewhere on the Site with the intention to create a more uniform appearance to the southern boundary.

The total number of existing trees to be removed is now 16 (two of which were agreed for removal under a prior approval for demolition application). 48 new trees are now proposed in total.

Acknowledging the existing removal of two trees under the prior approval application, the provision of 48 new trees provides replacement tree planting at a ratio exceeding 3:1. To compensate further for the two trees removed under prior approval, as agreed under Planning Permission ref. 125018/FO/2019 the proposed new trees will be of a semi-mature size (25-30cm).

Accordance with Planning Policy

The proposed amendments will ensure the effective maintenance of the Base building and will contribute towards its successful delivery; providing high quality new Grade A office space, including maker space, designed to meet the requirements of occupiers within the key growth sectors of science and technology.

The proposals are fully compliant with the endorsed MSP Strategic Regeneration Framework and planning policy at all levels and will deliver significant economic, social and environmental public benefits.

Non-Material Impact of the Proposed Changes

It is considered that the changes would not materially alter the visual appearance of the Base building landscaping as approved under Planning Permission Reference 125018/FO/2019.

As such, the proposed amendments are considered non-material to its determination, as agreed with Manchester City Council 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 do not alter 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 Reference 125018/FO/2019;
- The changes are not contrary to any national or local policies.

Superseded Drawings

The table below summarises the approved drawings to be superseded by this NMA and the revised drawing references. It is requested that Condition 2 (Approved Plan and Documents) and Condition 28 (Hard and Soft landscaping) are updated to reflect these changes.

Approved Drawings (Ref. 125018/FO/2019)	Revised Drawings / Additional Information
Proposed Location Plan BA-BAR-01-XX-DR-A-05-0200 P03	Proposed Location Plan BA-BAR-01-XX-DR-A-05-0200 P04
Proposed Site Plan BA-BAR-01-XX-DR-A-05-0201	Proposed Site Plan BA-BAR-01-XX-DR-A-05-0201 P04
BA-BDP-01-XX-DR-L-(9-)L101B LANDSCAPE - GENERAL ARRANGEMENT	BA-BDP-01-XX-DR-L-(9-)L101C02 LANDSCAPE - GENERAL ARRANGEMENT
BA-BDP-01-XX-DR-L-(9-)L003E LANDSCAPE COLOUR MASTERPLAN	BA-BDP-01-XX-DR-L-(9-)L003G LANDSCAPE COLOUR MASTERPLAN
BA-BDP-01-XX-DR-L-(9-)L005A LANDSCAPE - LEVELS	BA-BDP-01-XX-DR-L-(9-)L005 C02 LANDSCAPE - LEVELS
BA-BDP-01-XX-ES-L-(9-)L601 LANDSCAPE SECTIONS SHEET 1 OF 2	BA-BDP-01-XX-ES-L-(9-)L601 C01 LANDSCAPE SECTIONS SHEET 1 OF 2
BA-BDP-01-XX-ES-L-(9-)L602 LANDSCAPE SECTIONS SHEET 2 OF 2	BA-BDP-01-XX-ES-L-(9-)L602 C02 LANDSCAPE SECTIONS SHEET 2 OF 2

BA-BDP-01-XX-DR-L-(9-)L006 LANDSCAPE - TREE CONSTRAINTS PLAN	BA-BDP-01-XX-DR-L-(9-)L006C01 LANDSCAPE - TREE CONSTRAINTS PLAN
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Application Submission

In addition to this Covering Letter, the application has been submitted through the Planning Portal (Ref. PP-10211405 and comprises of:

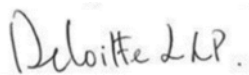
- Application Form for non-material amendment;
- Tyler Grange Ecology Covering Note;
- Arboricultural Impact Assessment and Method Statement (October 2021), prepared by Tyler Grange;
- 210523_MSP BASE_BDP Tree Replacement Strategy Addendum to Public Realm DAS, prepared by BDP; and
- 210811_MSP BASE_BDP Southern Boundary Widening Narrative Addendum to Public Realm DAS, prepared by BDP.

The application fee of £234 (non-material amendment) has been paid via the Planning Portal.

We trust you will find this application in order and look forward to receiving written confirmation that the application has been validated.

If you require further details, please do not hesitate to contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084).

Yours sincerely



Deloitte LLP