



Planning and Tall Building Statement Addendum

Plot C, Sister

September 2025

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1. Introduction

- 1.1. This Planning & Tall Building Statement Addendum (the 'Addendum') has been prepared in respect of three applications, submitted to Manchester City Council ('MCC'), comprising: one application for full planning permission; and two applications for listed building consent concerning the redevelopment of part of 'Sister,' a Strategic Regeneration Area known as Plot C in Manchester City Centre. As such, the proposals form a key component of realising Sister's ambitions to transform the former University of Manchester Institute of Science and Technology (UMIST) campus into a 4 million sq. ft. globally competitive innovation district, including 2 million sq. ft. of commercial and retail space, and over 1,500 homes.
- 1.2. The principal purpose of the Statement is to consider the Proposed Development as a whole in its strategic and local context and assesses its acceptability in the context of the Local Development Plan and other material considerations such as the National Planning Policy Framework ('NPPF') and relevant guidance.
- 1.3. Plot C falls under within Zone C of the ID Manchester Strategic Regeneration Framework (2023) ('the SRF') and will be hereby referred to solely as Plot C. ID Manchester has since been rebranded as 'Sister' and shall be referred to as such throughout this Statement.
- 1.4. The three applications, which were submitted concurrently to Manchester City Council ('MCC') in May 2025 are as set out below:
- 1.5. An application with reference 143024/FO/2025 for:
"Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works."
- 1.6. An application with reference 143025/LO/2025 for:
"Listed building consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the wall within new office building (C2 Building), as part of mixed-use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/or Sui Generis-drinking establishment)."
- 1.7. An application with reference 143060/LO/2025 for:
"Listed Building Consent for alterations to Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, and/or Sui Generis - drinking establishment)."
- 1.8. Please note that for the remainder of this statement 'the Site' and 'Proposed Development' refers to each of the three concurrent applications.

- 1.9. The application was supported by a Planning and Tall Building Statement ('PTBS') that considers the Proposed Development in its strategic and local urban context and assesses its acceptability in the context of the Development Plan and other material considerations.
- 1.10. Following the submission of the applications, stakeholder comments have been received and the Renold Building has been formally listed by Historic England as a Grade II listed asset (on 31 July 2025).
- 1.11. In response, additional information is subsequently submitted that is relevant to the assessment in the PTBS particularly in relation to Section 6 of the PTBS in so far as it relates to heritage impacts, and drainage, townscape, solar glare, biodiversity net gain ('BNG') and wind microclimate considerations.

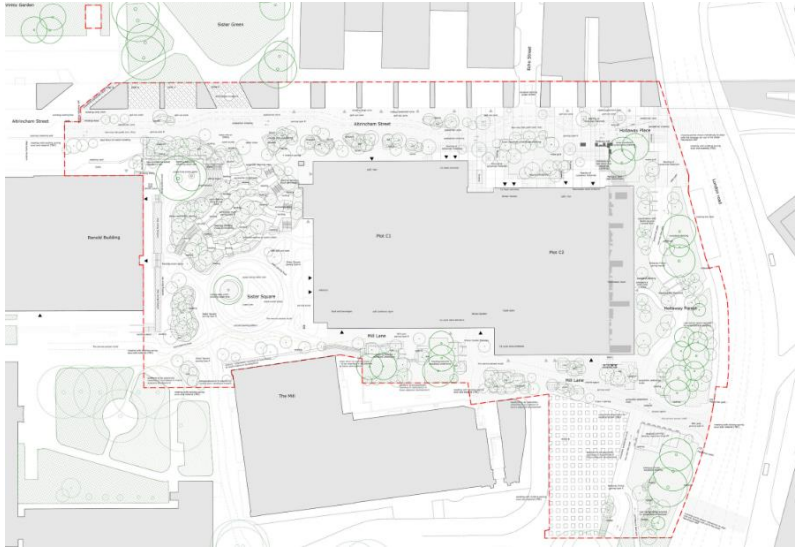
The Site

- 1.12. The Site is bound by Vimto Park and the rear of buildings fronting onto Granby Row to the north, London Road to the east, Jackson's Mill and the Maths and Social Sciences (MSS) Tower to the south, and the Grade II Listed Renold Building to the west.
- 1.13. The Grade II listed Renold Building sits partially within the boundary of the Site, which was previously noted and assessed as a non-designated heritage asset.
- 1.14. The UMIST Cube sculpture (located within the Site), sits on the north-east corner of the terrace of the Grade II listed Renold Building. The UMIST Cube is not referenced within the listing of the Renold Building, and it is acknowledged that it was not originally intended to be located on the terrace of the Renold Building. The UMIST Cube's status as a non-designated heritage asset has not changed.

Figure 1.1: Renold Building Listing Extract (source: Historic England)



Figure 1.2: GA Landscaping Plan (dated September 2025) (source: SLA)



- 1.15. The Site is partially located within the Whitworth Street Conservation Area, with the north aspect of the Plot C boundary (Viaduct) forming the Conservation Area boundary. The Site therefore forms part of the designated area.
- 1.16. The Site is located within the Piccadilly Ward in Manchester City Centre, including significant levels of current or planned private sector investment near to the site at Mayfield and London Road Fire Station for example.
- 1.17. Please refer to Chapter 4 of the PTBS (previously submitted) for further details on the Site Context.

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2. Proposed Development

- 2.1. Chapter 5 of the submitted PTBS summarises the key elements of the Proposed Development and should be read in conjunction with the submitted application drawings, DAS, DAS Addendum and this section of the Addendum.

Summary of Changes

- 2.2. Following the submission of the applications, stakeholders' comment have been received and the Renold Building (partially located within the Site) has been listed by Historic England. In response a number of design changes have been made to the previously submitted scheme. These are summarised below (for further details please refer to Design and Access Statement Addendum submitted concurrently).
- Refinement to façade details including the integration of ventilation requirements, passive shading elements, articulation of opening and pre-cast finished through further optioneering and engagement with MCC planning officers.
 - Refinement to viaduct arches signage following comments received by MCC planning officers post-submission.
 - Revisions to landscaping and public realm design within Sister Square, to retain the Renold podium (including the existing terrace walls, steps and in-built planters).

Architectural

Façade and Elevations

- 2.3. The key refinements to the façade are detailed below:
- **Recessed Spandrels:** Spandrels on all four facades are now recessed, improving the articulation of openings and creating a more frame-like expression. A fine gauge cast profile has been added to enhance texture and shadow.
 - **Splayed Lintel Detail:** A new splayed lintel detail, replacing the previously proposed metal fascia panel, has been incorporated. This detail optimises environmental performance by creating a soffit zone for ventilation and providing passive shading.
 - **South Facade Solar Shading:** The previously proposed angled metal brise soleil on the south facade has been replaced with a more streamlined "light-shelf" integrated into the glazing system. This provides optimal passive shading while maintaining views and daylighting.
- 2.4. These refinements to the façade are discussed further below in relation to the key elements:
- **Altrincham Street Facade:** The ground floor facades along Altrincham Street have been updated to incorporate the splayed precast lintel detail, ensuring consistency with the upper floors. Generous glazing and refined entrance canopies are retained.
 - **Mill Lane Elevation:** The southern facades along Mill Lane, featuring rationalised solar shading, now offer clearer views into the office spaces. These facades extend into a west-facing loggia, framing Sister Square. Retail frontages and dedicated cycle entrances are included. Consistent materiality and detailing, including splayed precast lintels, create a cohesive public frontage.

- **C1 Rooftop:** Metal fascia panels and terrace parapets have been adjusted for consistency with lower-level facades. Bespoke metalwork panels echo the design of concrete piers and balcony planters, creating a cohesive appearance. Precast concrete parapets are aligned with recessed spandrels, further enhancing the unified design.

Viaduct Arches

- 2.5. The proposed interventions to the Altrincham Street Viaduct arches are set out within paragraphs 5.51 – 5.52 of the submitted PTBS.
- 2.6. In response to design comments received by MCC planning officers, the detailing of the viaduct arches relating to ventilation and signage have been refined:
- Recessed glazed facades with expressed metalwork create an industrial aesthetic.
 - Continuous micro-louvres provide ventilation, and retractable awnings offer sun and rain protection.
 - Improved integration of signage along the frontage of the viaduct arches to support wayfinding, whilst ensuring a cohesive and coordinated overarching signage strategy.

Landscaping

- 2.7. The landscaping strategy for the Proposed Development is set out within paragraphs 5.62 – 5.91 of the submitted PTBS.
- 2.8. As set out above, in response to the formal listing of the Renold Building (located immediately west of the Site) as a Grade II listed asset on 31 July 2025, the landscaping and public realm proposals have been reviewed and revised.
- 2.9. The proposals have been amended to ensure that they will not affect the listed fabric of the terrace, steps and planters (to the north, east and south sides of the Grade II Listed Renold Building (collectively referred to in this Addendum as the 'listed podium'). Updates were made to the landscaping to retain the listed podium that surrounds the building at ground floor and had been removed in the originally submitted proposals.
- 2.10. In summary, the listed podium is now retained in whole with no direct physical impacts upon it. The design, soft landscaping, and site levels within Sister Square have been amended accordingly.
- 2.11. Please refer to section 4 of the Design and Access Statement Addendum (prepared by SLA) for further details.

Character Areas

- 2.12. The Proposed Development includes public realm improvements, creating a more cohesive streetscape and improving pedestrian accessibility into the Site. This includes seven enhanced, publicly accessible character areas within the Proposed Development (Mill Lane, Altrincham Street, Sister Square, Hollaway Forest and Hollaway Place, Renold Podium).
- 2.13. As a result of the proposed landscaping changes an additional sub-character area has been created within Sister Square, 'Renold Podium' along the western side, adjacent to the Renold Building.

2.14. Figure 2.1 outlines the location of each key character area located within the Plot C Site, including the introduction of a new character area, ‘Renold Podium’ (‘F’ in Figure 2.1).

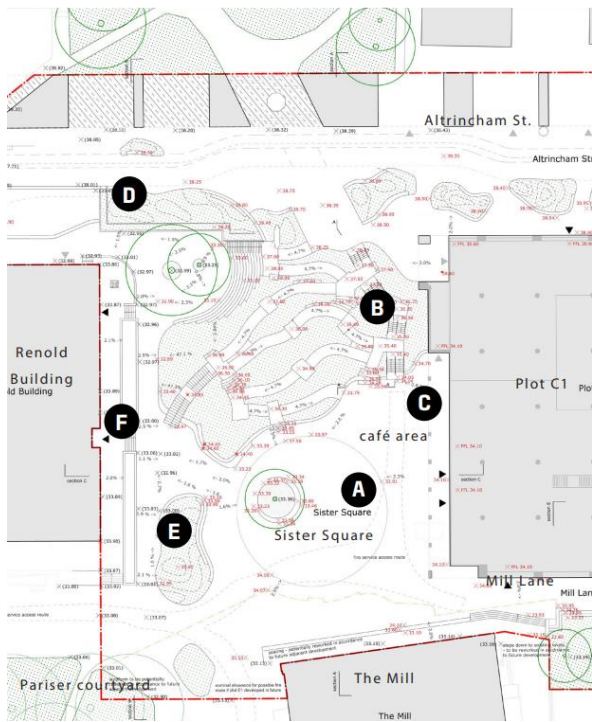


Figure 2.1: Landscaping Character Areas Visual – Updated (source: SLA)

Public Art

- 2.15. The Public Art Strategy (and supporting appendices)¹ for the Proposed Development addresses the future of the sculptures within the Site. Recognising the importance of public art in shaping the character of the public realm, the strategy therefore prioritises the preservation and integration of this artwork. The strategy outlines a phased approach, beginning with the careful removal and relocation of the existing artwork (excluding the UMIST Cube) to a temporary storage located within the Pariser building during Phase A construction. This measure ensures their protection.
- 2.16. Following the completion of C2 Building construction and associated landscaping in Phase B, the sculptures will be reinstated into the public realm. Their placement will be carefully considered within the new landscape design and art trail, ensuring they continue to enhance the public experience of the Site.
- 2.17. Following the listing of Renold Building, the UMIST cube will remain in its current location (and so will not be temporary relocated).

¹ A Public Art Strategy (prepared by Sister) and Pubic Art Appendix 3 M&G Exploratory Study Report have been submitted (September 2025), to reflect that no works (including temporary relocation) will take place to the UMIST Cube, following the listing of Renold.

3. Planning Policy Considerations

3.1. Section 6 of the submitted PTBS includes a review of the Proposed Development against the relevant planning policies and material considerations.

Townscape and Heritage

Relevant Policies and Guidance
<p>Places for Everyone Joint Development Plan (2024)</p> <ul style="list-style-type: none">• Policy JP-P2: Heritage <p>Core Strategy (2012)</p> <ul style="list-style-type: none">• Policy CC6 – City Centre High Density Development• Policy CC9 – Design and Heritage• Policy EN2 – Tall Buildings• Policy EN3 – Heritage <p>Saved Unitary Development Plan (1995)</p> <ul style="list-style-type: none">• Policy DC18.1 – Conservation Areas• Policy DC19.1 – Listed Buildings <p>Material Considerations</p> <ul style="list-style-type: none">• NPPF (2024)• NPPG• HE Tall Building Advice Note 4 (2022)• Guide to Development in Manchester (2007)

Townscape and Visual Impact

- A Townscape and Visual Impact Assessment ('TVIA'), assessing the impact of the Proposed Development has been undertaken by Layer and is submitted in the ES. Under the above heading, Paragraphs 6.72 – 6.79 of the PTBS consider the townscape and visual impacts of the Proposed Development.
- 3.2. Since the submission of the applications, a number of changes have been made to the façade and materiality of C1 and C2 Buildings, and the landscaping and public realm design of Sister Square (to the west), as detailed in Section 2 of this Addendum.
- 3.3. Since the submission, a TVIA Technical Note (dated September 2025) has been submitted, which confirms that the conclusions of the previous assessment townscape and visual impact assessment remain valid.

- 3.4. The Proposed Development is considered to be wholly in compliance with the Development Plan and NPPF with regards to townscape and visual impact.

Heritage

- 3.5. Under the above heading, paragraphs 6.80 - 6.111 of the PTBS consider the heritage impacts of the Proposed Development.
- 3.6. Since the submission of the applications, an updated Heritage Statement ('HS') (Environmental Statement Volume 2 – Appendix 6.2) and an addendum to the Heritage Chapter of the ES ('Heritage ES Addendum') have been submitted. Given the now Grade II Listed Renold Building is located partially within the Site, the heritage impacts of Proposed Development have been revisited and reassessed accordingly.
- 3.7. The updated HS concludes that the Proposed Development results in some instances of 'less than substantial harm' in NPPF terms, to the setting of the Hollaway Wall, at the higher end of this scale.
- 3.8. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty on decision makers in exercising their planning functions with respect to heritage assets. Section 66 requires:
- "In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses..."*
- 3.9. Section 72 sets out the corresponding duty in relation to conservation areas, it requires:
- "In the exercise, with respect to any building or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area..."*
- 3.10. Paragraph 8 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.
- 3.11. Paragraph 212 requires that when considering the impact of the Proposed Development on the significance of the asset, great weight should be given to the asset's conservation, the more important the asset the greater the weight should be.
- 3.12. Paragraph 215 of the NPPF states that:
- "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 3.13. The PTBS sets out the public benefits of the Proposed Development at Section 8.
- 3.14. It is clear, applying the Paragraph 215 balance of the NPPF, that the very considerable public benefits of the proposals considerably and demonstrably outweigh the identified instances of less than substantial heritage harm.
- 3.15. The updated HS and Heritage ES Addendum considers the following, and note the following:
- The Grade II listed Renold Building sits partially within the boundary of the Site and was previously assessed as a non-designated heritage asset (listed by Historic England on 31 July 2025)
 - The UMIST Cube sculpture, which sits on the north-east corner of the terrace of the Grade II listed Renold Building is not referenced within the listing of the Renold Building. It was not originally intended to be located on the terrace of the Renold Building and its status as a non-designated heritage asset has not changed.

- Re-assessment of the significance/ sensitivity of the Renold Building as a designated heritage asset and the potential indirect impacts of the Proposed Development on it. As a result of its listing, the significance and sensitivity of the Grade II listed Renold Building, as a designated heritage asset is now medium.
- The Proposed Development no longer includes the removal of the UMIST Cube which is fixed to the terrace of the Grade II listed Renold Building terrace.
- The amended landscaping proposals of the Proposed Development to ensure that they will not directly affect the listed fabric of the terrace, steps, and planters to the north, east and south sides of the Grade II listed Renold Building.
- Visual impact on heritage assets:
 - Renold Building (Grade II) minor to moderate adverse impact (moderate adverse effect (permanent) with embedded mitigation).
 - UMIST Cube (NDHA) negligible to minor adverse impact (negligible adverse effect (permanent) with embedded mitigation).
- Overall, moderate adverse impact on the setting of the Grade II Listed Renold Building.

3.16. Again, for the reasons set out above, it is clear applying the Paragraph 215 balance that such instances of less than substantial harm (noted as the higher end of) are significantly and demonstrably outweighed by the very considerable public benefits of the Proposed Development as noted above and in the PTBS.

Environmental Considerations

Flood Risk and Drainage

Relevant Policies and Guidance

Places for Everyone Joint Development Plan (2024)

- Policy JP-S4 – Flood Risk and the Water Environment

Core Strategy (2012)

- Policy EN14 – Flood Risk
- Policy EN17 – Water Quality

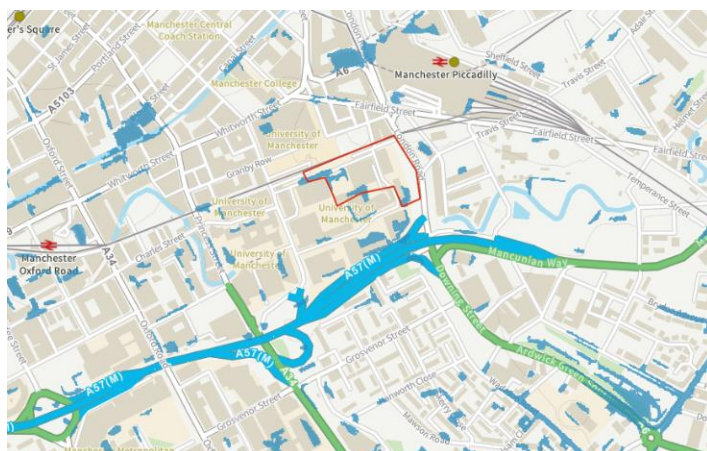
Material Considerations

- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change.
- Planning Policy Statement 25: Development and Flood Risk Practise Guide

3.17. Under the above heading, Paragraphs 6.126 – 6.133 of PTBS set out the flood risk and drainage impacts and considerations of the Proposed Development.

- 3.18. Paragraph 173 of the NPPF sets out a sequential approach is required for flooding:
- “A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below. ”*
- 3.19. Paragraph 174 provides further details on the aim of the Sequential Test:
- “Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.”*
- 3.20. Paragraph 175 of the NPPF states how the Sequential Test should be used:
- “The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).”*
- 3.21. The NPPF then goes on to guide when the Exception Test is required (paragraphs 177-181).
- 3.22. Since the submission of the applications, Civic Engineers have prepared an updated Flood Risk Assessment and Flood Risk and Drainage Technical Note, and Deloitte have prepared a Sequential Test, which have been submitted alongside the applications.
- 3.23. The latest EA flood maps for planning indicate localised pockets of the site are at high risk of flooding from surface water.

Figure 3 Extract of Flood Zone Map – (Surface Water Flood Risk – Source: Gov.UK Flood Risk Map)



- 3.24. In this context a sequential test has been prepared, which concludes the following:
- There are no sequentially preferable locations that are reasonably available and suitable for the Proposed Development.
 - The geographic area to which the test relates is considered appropriate as it is a major development proposal that is consistent with City Centre uses.

- The Sequential Test in this report has considered local Strategic Regeneration Frameworks, Strategic Development Frameworks, allocated sites within the Greater Manchester Places for Everyone Plan (2024) and Manchester Core Strategy (2024 as amended) as well as Sites for sale within the identified search boundary. The search has identified no suitable sites that are considered reasonably available.
 - In accordance with the NPPF identifying proposed uses as “Less Vulnerable” and the Site’s location within Flood Zone 1 as assessed within Table 2 of the PPG, an Exception Test is not required.
- 3.25. The Flood Risk Assessment has been updated to align with the above, and reflect and consider the latest EA flood mapping.
- 3.26. In the context of the landscaping changes, detailed in Section 2 of this Addendum, Civic Engineers have reviewed their assessment, and have confirmed that the conclusions of the previous assessment remain valid. This is detailed within the Drainage Technical Note (dated September 2025) submitted concurrently with this Addendum.
- 3.27. The Proposed Development is considered to be wholly in compliance with the Development Plan and NPPF with regards to Flood Risk and Drainage.

Ecology and Biodiversity

Relevant Policies and Guidance

- Places for Everyone Joint Development Plan (2024)**
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Core Strategy (2012)**
- Policy EN15: Biodiversity and Geological Conservation
 - Policy EN9: Green Infrastructure
 - Policy EN17: Water Quality
- Material Considerations**
- Manchester’s Green and Blue Infrastructure Strategy (2018 updated in 2022)
 - NPPF (2024)
 - NPPG – Biodiversity Net Gain (2024)

- 3.28. Under the above heading, Paragraphs 6.134-6.142 of PTBS sets out the ecology and biodiversity impacts and considerations of the Proposed Development.
- 3.29. Since the submission of the applications, Tyler Grange have prepared an updated Ecological Impact Assessment, Statutory Biodiversity Metric, and Ecology Technical Note, which have been submitted alongside the applications.

- 3.30. The updated Biodiversity Net Gain Assessment concludes that the Proposed Development whilst the updates to the landscaping result in a loss of 0.007ha of introduced shrubs, two flower beds/ planters to be retained (in front of Renold), are approximately 0.007ha in size and therefore there is no change in biodiversity net gain (when compared to the originally submitted landscaping proposals and associated BNG metric calculation).
- 3.31. Overall, the Proposed Development will result in the loss of some of habitats, but this will be more than compensated for by the creation of new habitats, including neutral grassland, mixed scrub, and the planting of 270 new trees, leading to a projected 16.80% net gain for habitat areas and a projected 233.45% net gain for hedgerows.
- 3.32. The Proposed Development is considered to be wholly in compliance with the Development Plan and NPPF with regards to ecology and biodiversity.

Microclimate Considerations

Wind

Relevant Policies and Guidance	
Places for Everyone Joint Development Plan (2024)	
• JP-P1 Sustainable Places	
Core Strategy (2012)	
• Policy EN2 – Tall Buildings	

- 3.33. Policy JP-P1 Sustainable Places requires developments to be comfortable and inviting, with indoor environments addressing microclimate issues such as overheating, air quality, sunlight, shade, wind and shelter.
- 3.34. Core Strategy Policy EN2 Tall Buildings states that, “by their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.”
- 3.35. To comply with the above, GIA has prepared the Wind Chapter of the ES which assesses the likely significant effects of the Proposed Development in relation to the pedestrian level wind environment within and around the Site.
- 3.36. In the context of the façade and materiality changes, and landscaping changes, detailed in Section 2 of this Addendum, GIA have reviewed their assessment, and have confirmed that the conclusions of the previous assessment (including Wind ES Chapter) remain valid. This is detailed within the Wind Technical Note (dated September 2025) submitted concurrently with this Addendum.
- 3.37. The Proposed Development is considered to have addressed the requirements Development Plan and NPPF with regards to wind.

Solar Glare

Relevant Policies and Guidance	
Places for Everyone Joint Development Plan (2024)	

- JP-P1 Sustainable Places

Core Strategy (2012)

- Policy DM1 – Development Management

Material Considerations

- NPPF (2024)

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- 3.38. Policy JP-P1 Sustainable Places requires developments to be comfortable and inviting, with indoor environments addressing microclimate issues such as overheating, air quality, sunlight, shade, wind and shelter.
- 3.39. Solar glare assessments are considered necessary when a Proposed Development has elements of glazing within the façade that may reflect sunlight and obstruct the vision of road users to ensure that the development is safe and well designed in line with Paragraph 131 of the NPPF and Core Strategy Policy DM1.
- 3.40. To comply with the above, GIA has prepared the Solar Glare Chapter of the ES. This assessment considers the impact of reflections from the proposed buildings, which may impact receptors such as car, lorry, or train drivers.
- 3.41. In the context of the façade and materiality changes, detailed in Section 2 of this Addendum, GIA have reviewed their assessment, and have confirmed that the conclusions of the previous assessment (including Solar Glare ES Chapter) remain valid. This is detailed within the Solar Glare Technical Note (dated September 2025) submitted concurrently with this Addendum.
- 3.42. The Proposed Development is considered to have addressed the Development Plan and NPPF with regards to solar glare.

Summary

- 3.43. This section of the report provides a summary of how the Proposed Development has been comprehensively assessed in relation to the Development Plan and other material considerations. This has taken place during an extensive process of pre-application consultation and technical due diligence including the preparation of an EIA and other technical reports.
- 3.44. The Proposed Development has also been prepared in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and is in accordance with the development plan and relevant material considerations when read as a whole which has been set out within Section 6 of the submitted PTBS and this Addendum.

4. Conclusion

- 4.1. This Planning and Tall Building Statement Addendum has been prepared by Deloitte LLP in support of three applications, submitted to MCC, comprising: one application for full planning permission; and two applications for listed building consent concerning the redevelopment of part of 'Sister'.
- 4.2. The economic, social, environmental and heritage benefits of the Proposed Development set out within Section 8 of the PTBS, and the conclusions of the PTBS at Section 9 of the Report remain.
- 4.3. Overall, and for the reasons set out above and in the PTBS, applying section 38(6), it is clear, firstly, that the Proposed Development accords with the Development Plan overall and, secondly, that the material considerations individually and collectively weigh very heavily in favour of the Proposed Development. As such, these proposals should be supported by MCC.



This report has been prepared for ID Manchester Ltd and The University of Manchester and on the understanding that it will be made publicly available.

Although we have read reports by Allies and Morrison, SLA, Civic Engineers, G-Tech, BWB, Buro Happold, Greater Manchester Police, Pager Power, ID Manchester Limited, Stephen Levrant Heritage Architecture, Tyler Granger, Bruntwood Sci-Tech, Lowri Morris, 1st Line Defence ("the Consultant Reports") we accept no liability or responsibility for the Consultant's Reports and will not be responsible for the technical content.

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