MANCHESTER CITY COUNCIL

**Planning**
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PO Box 532 Town Hall
Manchester M60 2LA

# Application for Planning Permission

## Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Part of the former Central Retail Park

Address Line 1

Great Ancoats Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 6DJ

### Description of site location must be completed if postcode is not known:

Easting (x)

385048

Northing (y)

398433

Description

The Application Site bounded by Great Ancoats Street to the south, the Rochdale Canal and associated towpath to the west, Co-op Academy primary school and Cotton Field Park to the north and the remainder of the Former Central Retail Park SRF area to the east.

## Applicant Details

### Name/Company

Title

First name

Surname

.

Company Name

Government Property Agency

### Address

Address line 1

C/o Agent

Address line 2

.

Address line 3

.

Town/City

.

County

Country

Postcode

M3 7FB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Agent Details

### Name/Company

Title

Miss

First name

Jennifer

Surname

Chatfield

Company Name

Deloitte LLP

### Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 7FB

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Site Area

What is the measurement of the site area? (numeric characters only).

2.98

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

**Description**

Please describe details of the proposed development or works including any change of use

"Full planning permission for the creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)."

Has the work or change of use already started?

◯ Yes
⊘ No

## Existing Use

Please describe the current use of the site

The Site comprises vacant brownfield land, which comprises hardstanding following demolition of the retail park that formerly occupied the Site.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

Former Central Retail Park

When did this use end (if known)?

10/07/2018

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

⊘ Yes
◯ No

Land where contamination is suspected for all or part of the site

⊘ Yes
◯ No

A proposed use that would be particularly vulnerable to the presence of contamination

⊘ Yes
◯ No

## Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**
Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**
Please refer to Design and Access Statement and Supporting Plans.

**Type:**
Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**
Please refer to Design and Access Statement and Supporting Plans.

**Type:**
Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**
Please refer to Design and Access Statement.

**Type:**
Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**
Please refer to Design and Access Statement and Supporting Plans.

**Type:**
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**
Please refer to Design and Access Statement.

**Type:**
Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**
Please refer to Design and Access Statement and Supporting Plans.

**Type:**
Lighting

**Existing materials and finishes:**

**Proposed materials and finishes:**
Please refer to Design and Access Statement.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Design and Access Statement and Supporting Plans.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [x] Yes
- [ ] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [x] Yes
- [ ] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to supporting information including Design and Access Statement and Transport Statement.

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**
Disability spaces

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
50

**Difference in spaces:**
50

**Vehicle Type:**
Cycle spaces

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
320

**Difference in spaces:**
320

**Vehicle Type:**
Cars

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
5

**Difference in spaces:**
5

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [x] Yes
- [ ] No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

⊘ Yes
◯ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
⊘ Yes, on land adjacent to or near the proposed development
◯ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [x] Yes
- [ ] No

Based on your site details, you are likely eligible to use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet. Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

2.99

Please provide the date the onsite pre-development biodiversity value was calculated

10/04/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Lead-in time for planning application to be progressed.

Regarding the pre-development biodiversity value of onsite habitats (above), it should be noted as:

- 2.75 habitat units
- 0.00 hedgerow units
- 0.24 Watercourse units

When was the version of the biodiversity metric used published?

23/07/2024

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**
Biodiversity metric calculation

**Document name/reference:**
The BNG Net Gain Assessment Appendix: MDCX-ATR-XX-XX-RP-Z-0000029

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- [ ] Yes
- [x] No

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ◯ Yes
- ⊘ No

## Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ⊘ Yes
- ◯ No
- ◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see enclosed Drainage Strategy

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ⊘ Yes
- ◯ No

If Yes, please provide details:

Please refer to Waste Management Strategy.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ⊘ Yes
- ◯ No

If Yes, please provide details:

Please refer to Waste Management Strategy.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ◯ Yes
- ⊘ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

**Use Class:**
E(g)(i) - Offices - Except where not suitable in a residential area

**Existing gross internal floorspace (square metres) (a):**
0

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**
0

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**
83000

**Net additional gross internal floorspace following development (square metres) (d = c - a):**
83000

**Use Class:**
Other (Please specify)

**Other (Please specify):**
Use Class E / Sui Generis - Commercial Units

**Existing gross internal floorspace (square metres) (a):**
0

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**
0

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**
1000

**Net additional gross internal floorspace following development (square metres) (d = c - a):**
1000

| Totals | Existing gross internal floorspace (square metres) (a) | Gross internal floorspace to be lost by change of use or demolition (square metres) (b) | Total gross new internal floorspace proposed (including changes of use) (square metres) (c) | Net additional gross internal floorspace following development (square metres) (d = c - a) |
|---|---|---|---|---|
| | 0 | 0 | 84000 | 84000 |

**Tradable floor area**

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

⊘ Yes
◯ No

If yes, please provide details of the tradable floor area:

**Use Class:**
Other (Please specify)

**Other (Please specify):**
Use Classes E (a) and (b), and Sui Generis (p) and (q))

**Existing tradable floor area (square metres) (e):**
0

**Tradable floor area to be lost by change of use or demolition (square metres) (f):**
0

**Total tradable floor area proposed (including change of use) (square metres) (g):**
1000

**Net additional tradable floor area following development (square metres) (h = g - e):**
1000

| Totals | Existing tradable floor area (square metres) (e) | Tradable floor area to be lost by change of use or demolition (square metres) (f) | Total tradable floor area proposed (including change of use) (square metres) (g) | Net additional tradable floor area following development (square metres) (h = g - e) |
|---|---|---|---|---|
| | 0 | 0 | 1000 | 1000 |

**Loss or gain of rooms**

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

◯ Yes
⊘ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

⊘ Yes
◯ No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

0

Part-time

0

Total full-time equivalent

7000.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**
E(g)(i) - Offices - Except where not suitable in a residential area

**Unknown:**
No

**Monday to Friday:**

**Start Time:**
00:00

**End Time:**
23:59

**Saturday:**

**Start Time:**
00:00

**End Time:**
23:59

**Sunday / Bank Holiday:**

**Start Time:**
00:00

**End Time:**
23:59

**Use Class:**
Other (Please specify)

**Other (Please specify):**
Use Class E / Sui Generis

**Unknown:**
Yes

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

◯ Yes
⊘ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Manchester Digital Campus

Date (must be pre-application submission)

30/10/2024

Details of the pre-application advice received

Regular meetings (from mid 2023 onwards) with Mr. David Roscoe and Ms. Jennifer Atkinson to discuss the emerging design proposals and form/content of the planning application.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

### Certificate Of Ownership - Certificate B

**I certify/ The applicant certifies that:**

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**

**Number:**

**Suffix:**

**Address line 1:**
PO Box 352, Town Hall

**Address Line 2:**
Albert Square

**Town/City:**
Manchester

**Postcode:**
M60 2LA

**Date notice served (DD/MM/YYYY):**
26/11/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**

**Number:**

**Suffix:**

**Address line 1:**
Borron Street,

**Address Line 2:**

**Town/City:**
Stockport

**Postcode:**
SK1 2JD

**Date notice served (DD/MM/YYYY):**
26/11/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**

**Number:**

**Suffix:**

**Address line 1:**
Corporate Control, Level 14

**Address Line 2:**
Civic Centre, West Street,

**Town/City:**
Oldham

**Postcode:**
OL1 1QJ

**Date notice served (DD/MM/YYYY):**

26/11/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**

**Number:**

**Suffix:**

**Address line 1:**
Suite 12b, Manchester One

**Address Line 2:**
53 Portland Street

**Town/City:**
Manchester

**Postcode:**
M1 3LD

**Date notice served (DD/MM/YYYY):**
26/11/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**

**Number:**

**Suffix:**

**Address line 1:**
9th Floor Cobalt Square

**Address Line 2:**
83-85 Hagley Road

**Town/City:**
Birmingham

**Postcode:**
B16 8QG

**Date notice served (DD/MM/YYYY):**
26/11/2024

**Person Family Name:**

Person Role

◯ The Applicant
⊘ The Agent

Title

Miss

First Name

Jennifer

Surname

Chatfield

Declaration Date

26/11/2024

☑ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Matthew Lam

Date

26/11/2024