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26 November 2024

FAO Jennifer Atkinson
Manchester City Council – Planning Department
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Manchester Digital Campus, Great Ancoats Street – Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission submitted to Manchester City Council (MCC) for Manchester Digital Campus, including forming the new ground levels for the proposed new park. The design of the park is being submitted as a separate planning application by Manchester City Council.

The Applicant is Government Property Agency (the "Applicant"), an Executive Agency of the Cabinet Office, working with government departments across the UK. The Applicant delivers property and workplace solutions across government, delivering benefits through efficient and effective use of the civil estate and deliver great places to work for a modern Civil Service.

The Site

The Application relates to land within the Former Central Retail Park Strategic Regeneration Framework Area ("the SRF Area"), within the New Islington area of Manchester City Centre, as shown in the Site Location Plan submitted in support of the Application.

The Site, comprises 2.98ha, is bound by the Co-op Academy primary school and associated playground and Cotton Field Park to the north, and the Rochdale Canal and associated towpath to the west. Great Ancoats Street, the inner-city ring road, runs along the southern boundary of the Site and the remainder of the Former Central Retail Park lies to the immediate east of the Site, separating it from Old Mill Street.

The Application comprises the first phase of the wider SRF development and is submitted alongside a concurrent separate Full Planning Application by Manchester City Council to deliver a new park at the heart of the SRF Area.

The Proposed Development

The Proposed Development comprises the development of a new city centre commercial office campus consisting of the following elements:

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- A package of enabling works including the establishment of new site levels for the future development of a new park on part of the wider FCRP SRF Area and permanent boundaries, removal of services, highways alterations, and other associated works; and,

- The development of a new civil service office campus, including:

    - North Building comprising basement, ground floor plus seven floors of offices, plus enclosed and exposed rooftop plant up to 92.950 AOD;

    - South Building comprising basement, ground floor commercial uses, cycle parking, and occupiable office floorspace, plus six floors of offices plus enclosed and exposed rooftop plant up to level 90.100 AOD;

    - Basement level accessible car parking of 50no. spaces with access via Great Ancoats Street plus 5no. spaces associated with facilities management and operations;

    - The creation of new areas of public realm, including improved frontage to Great Ancoats Street, a Canal Plaza adjacent to the Rochdale Canal, and a new boulevard between the North Building and South Building;

    - An area of private landscaping adjacent to the North Building enclosed by a boundary wall and a private garden adjacent to the east elevation of the South Building; and,

    - Associated servicing and access arrangements.

Formal Description of Development

The formal description of the Proposed Development as detailed within the Application Form is as follows:

"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)."

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

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Document	Prepared by
Application Forms and Notices	Deloitte
Covering Letter	Deloitte
Site Location Plan	AtkinsRéalis
Full suite of existing and proposed plans, sections and elevations, including landscaping plans	AtkinsRéalis
Design and Access Statement (Including Landscaping, Signage and Delivery/Servicing Strategies and Accommodation Schedule)	AtkinsRéalis
Planning and Tall Building Statement	Deloitte
Statement of Community Involvement	Counter Context
Crime Impact Statement	Arup
Obtrusive Lighting Assessment Report	AtkinsRealis
Operational Management Strategy	AtkinsRealis
Response to Blue and Green Infrastructure Statement	Deloitte
Social Value Statement (includes Local Labour Statement)	Deloitte
Topographical Survey	AtkinsRéalis
Ventilation, Extraction and Odour Statement	AtkinsRealis (with technical inputs)
Fire Statement	AtkinsRéalis
TV Reception Survey	Pager Power
Utility Statement, including GPR Survey results	AtkinsRéalis
Energy Statement for Planning (including Environmental Standards Statement)	AtkinsRéalis
Environmental Impact Assessment	
Volume 1: Non Technical Summary	AtkinsRéalis
Volume 2: Environmental Statement	
1. Introduction	AtkinsRéalis
2. Description of the Site and Proposed Development	AtkinsRéalis
3. Policy Context	AtkinsRéalis
4. EIA Approach and Methodology	AtkinsRéalis

Document		Prepared by
5.	Alternatives Considered and Design Evolution	AtkinsRéalis
6.	Construction Phasing and Methodology	AtkinsRéalis
7.	Air Quality	AtkinsRéalis
8.	Biodiversity	AtkinsRéalis
9.	Climate Vulnerability	AtkinsRéalis
10.	Effects on Climate	AtkinsRéalis
11.	Daylight, Sunlight, Overshadowing and Solar Glare	DPR
12.	Ground Conditions and Contamination	AtkinsRéalis
13.	Historic Environment	AtkinsRéalis
14.	Human Health	AtkinsRéalis
15.	Materials and Waste	AtkinsRéalis
16.	Noise and Vibration	AtkinsRéalis
17.	Socio-Economics	AtkinsRéalis
18.	Transport	AtkinsRéalis
19.	Water Resources and Flood Risk	AtkinsRéalis
20.	Wind Microclimate	AtkinsRéalis
21.	Major Accidents and Disasters	AtkinsRéalis
22.	Type 1 Cumulative Effects	AtkinsRéalis
23.	Residual Effects and Conclusions	AtkinsRéalis
Volume 3: Townscape and Visual Impact Assessment		SLHA
Volume 4: Technical Appendices		
2.1	Planning Drawing Pack	AtkinsRéalis
4.1	EIA Scoping Report	AtkinsRéalis
4.2	EIA Scoping Opinion	
5.1	Design and Access Statement	AtkinsRéalis
6.1	Outline Construction Environmental Management Plan	

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7.1	Air Quality Assessment	AtkinsRéalis
8.1	Target Notes and photographs	AtkinsRéalis
8.2	Biodiversity Net Gain Assessment	AtkinsRéalis
8.3	Arboriculture Impact Assessment	AtkinsRéalis
9.1	Climate Vulnerability Baseline	AtkinsRéalis
11.1	Daylight, Sunlight, Overshadowing and Solar Glare	AtkinsRéalis
11.2	Obtrusive Lighting Report	AtkinsRéalis
12.1	E3p Phase 1 and 2 Geo-Environmental Site Assessment	E3p
12.2	AtkinsRéalis Ground Investigation Report	AtkinsRéalis
12.3	Conceptual Site Models, Impact Assessment Table and Definitions	AtkinsRéalis
13.1	Detailed desk-based assessment	AtkinsRéalis
13.2	Heritage Statement	AtkinsRéalis
13.3	Heritage gazetteers	AtkinsRéalis
13.4	Archaeological Watching Brief Report; Former Central Retail Park, Great Ancoats Street Manchester	AtkinsRéalis
14.1	Human Health Statistics	AtkinsRéalis
15.1	Site Waste Management Plan	AtkinsRéalis
15.2	Operational Waste Strategy	AtkinsRéalis
16.1	Noise Assessment	AtkinsRéalis
18.1	Transport Assessment (TA)	AtkinsRéalis
18.2	Framework Travel Plan (FTP)	AtkinsRéalis
18.3	Construction Traffic Management Plan (CTMP)	AtkinsRéalis
19.1	Water Framework Directive (WFD) Assessment	AtkinsRéalis
19.2	Flood Risk Assessment (FRA)	AtkinsRéalis
19.3	Drainage Strategy	AtkinsRéalis
20.1	Wind and Microclimate Assessment modelling methodology and results	AtkinsRéalis
21.1	Major accidents and disasters long list	AtkinsRéalis

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Document	Prepared by
Volume 5: Figures	

Application Fee

Payment of the planning application fee in the sum of £237,140 has been made directly to Manchester City Council by the Applicant (ref: PP-13370436). We would be grateful if you could please confirm receipt of this payment.

We would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Eve Grant (+44 161 455 6483 / evgrant@deloitte.co.uk) or Jennifer Chatfield (+44 161 455 8084 / jchatfield@deloitte.co.uk).

Yours sincerely



For Deloitte LLP