

10 December 2024

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Sir/Madam,

Greenheys, Manchester Science Park

Application under Section 73 of the Town and Country Planning Act (1990) for Minor Material Amendment to Planning Permission ref. 138222/JO/2023

On behalf of Bruntwood SciTech Limited (the 'Applicant'), please find enclosed an application under Section 73 of the Town and Country Planning Act (1990) (as amended) for a Minor Material Amendment ('s73') to the planning permission ref.138222/JO/2023/ relating to Greenheys, Manchester Science Park (see figure 1 for location plan). The original description of development associated with planning permission ref: 136934/FO/2023 was for:

"Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works".

A S73 Amendment to planning permission ref. 136934/FO/2023 was subsequently approved on 19 January 2024 for the variation of conditions 2, 5, 20 and 22 (Ref: 138222/JO/2023).

At the same time as the original planning permission, planning approval was also secured for demolition of the existing buildings (Ref: 136962/DEM/2023); and for the continued temporary use of Denmark Road Car park (Ref: 136942/FO/2023).

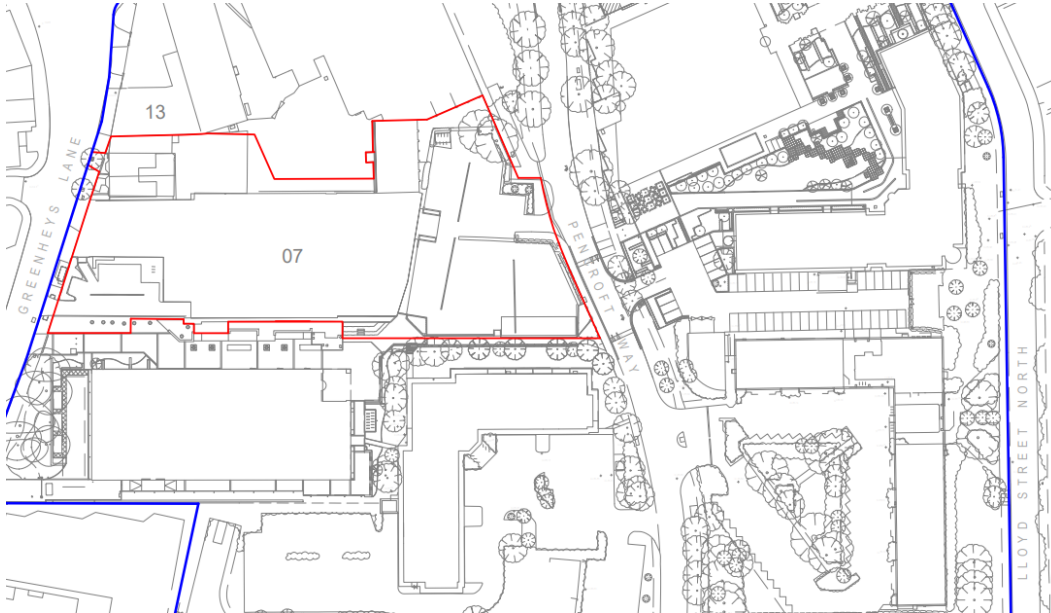


Figure 1: Site Location Plan (Source: BDP)

This s73 application seeks to amend Condition 2 in order to accommodate:

- Changes to the louvre distribution, and introduction of additional louvres;
- Changes to the roof layout, including plant; and
- Changes to the landscaping.

1. Pre-Application

On 17 September 2023, a discussion was held with Angela Leckie at Manchester City Council whereby the proposed changes were agreed in principle and they were considered to be minor-material.

2. Amendment Proposals

Condition 2 attached to Planning Permission 136934/FO/2023 states that the development shall be carried out in accordance with the approved plans listed. To facilitate the proposed amendments summarised above, the relevant approved plans have been updated and submitted as part of this application to reflect the changes.

Based on the above, it is requested that the wording of Condition 2 be updated, to account for the new drawing references detailed in Table 1 below. The proposed amendments include changes to the following plans from the planning permission ref. 136934/FO/2023:

Drawing	Drawing Reference	Approved Revision	Amended Revision
General Arrangement – Sixth Floor (Plant)	GRE-BDP-ZZ-06-DR-A-20900	P02	P03
General Arrangement - Roof	GRE-BDP-ZZ-07-DR-A-20900	P02	P03
General Arrangement – North Elevation	GRE-BDP-ZZ-XX-DR-A-20100	P14	P15
General Arrangement – South Elevation	GRE-BDP-ZZ-XX-DR-A-20101	P13	P15
General Arrangement – Sections A&B	GRE-BDP-ZZ-XX-DR-A-20103	P09	P10
Contextual Elevations	GRE-BDP-ZZ-XX-DR-A-20109	P04	P05
Contextual Elevations	GRE-BDP-ZZ-XX-DR-A-20110	P04	P05
Section 01	GRE-BDP-ZZ-XX-DR-A-21-901	P01	P02
Section 02	GRE-BDP-ZZ-XX-DR-A-21- 902	P01	P02
Section 03	GRE-BDP-ZZ-XX-DR-A-21-903	P01	P02
Section 04	GRE-BDP-ZZ-XX-DR-A-21-904	P01	P02
Landscape Colour Masterplan	GRE-BDP-ZZ-XX-DR – L – 00002	P07	P08
Landscape General Arrangement	GRE-BDP-ZZ-XX-DR – L- 00101	P07	C03
Tree Planting Plan	GRE-BDP-ZZ-XX-DR – L – 00202	N/A	C02
Landscape Planting Plan Sheet 1 of 4	GRE-BDP-ZZ-XX-DR – L- 00203_C01	P0	C01

Drawing	Drawing Reference	Approved Revision	Amended Revision
Landscape Planting Plan Sheet 2 of 4	GRE-BDP-ZZ-XX-DR – L – 00204_C01	P01	C01
Landscape Planting Plan Sheet 3 of 4	GRE-BDP-ZZ-XX-DR – L – 00205_C01	P01	C01
Landscape Planting Plan Sheet 4 of 4	GRE-BDP-ZZ-XX-DR – L – 00206_C01	P01	C01
Landscape Detail Areas	GRE-BDP-ZZ-XX-DR – L – 00301_C03	N/A	C03
Landscape Levels Strategy Plan	GRE-BDP-ZZ-XX-DR – L – 00501_C03	N/A	C03
Construction Details Sheet 2 of 2	GRE-BDP-ZZ-XX-DR – L – 00605_C02	N/A	C02
“S2” Seat Wall Details Sheet 1 of 2	GRE-BDP-ZZ-XX-DR-L- 00607_C03	N/A	C03
Landscaping Planting Schedule	GRE-BDP-ZZ-XX-SC-L- 00001_C01	N/A	C01

3. Impact of Proposals

Additional Louvres and Distribution

Since the original planning permission was approved, the Applicant has progressed detailed design of internal areas. In recent months, the Applicant has been provided with details of UKBioBank’s specialist archive equipment (BIOS storage units), which has been secured by the occupier through public procurement process that has been separate from the main building procurement schedule. As a result of Stage 5 M&E design coordination and plant selection, it has been necessary to amend the louvre strategy to ensure the building can accommodate the specialist requirements of UKBioBank.

The Louvre Strategy has therefore been developed by the professional team to balance the need to meet functional requirements with the requirement to reduce visibility and / or enhance the design of external ventilation. Crucially, the carefully considered Louvre Strategy ensures the overall design quality of the approved building has been maintained.

The Louvre Strategy has been presented to the LPA as part of pre-application discussions and the submitted version has been updated to address queries that have been received from Planning Officers during this period. It is intended that the Louvre Strategy will also be submitted in future, as part of a pack of materials information required to discharge Condition 3.

Roof Layout (Including Plant)

The general arrangement of the rooftop layout and plant has been altered to optimise functionality of the building.

The proposed design changes result in a more efficient layout of plant equipment, which now covers less area of the roof and does not negatively impact the visual appearance of the building, as shown in the General Arrangement – Roof drawing. The performance of ventilation systems and the internal and external air quality will not be impacted either. This is because ventilation air flows rates are unchanged, and there are only minor changes to the locations of the intakes and exhausts. In addition, the conclusions of the earlier Environmental Noise Assessment are not impacted by the amended proposals. This is supported by headed letters provided by the relevant technical consultants.

Landscaping

During design development, it has been established that below ground services run along the eastern edge of the site and would run beneath the eastern edge of the approved landscaping scheme adjacent to Pencroft Way. Due to the need for service providers to maintain access to below ground services, it is necessary to pull back the eastern edge of the landscaping by c.0.5m in order to meet this requirement. The land above the services will be treated with Macadam paving, which will be consistent with paving used along Pencroft Way, thereby ensuring the quality of design and materials is maintained. The amendment will maintain the majority of the soft landscaping at the eastern end of the Site and will maintain all approved pedestrian access routes.

4. Policy Assessment

The Planning Policy Framework relevant to this Application has remained consistent since the approval of the Planning Permission for the Greenheys development in July 2023. The key Development Plan documents are the Places for Everyone (PfE) Joint development Plan 2024, the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan. The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application. The National Planning Policy Framework (NPPF) was updated in December 2023, but there have been no changes to the Framework which would affect consideration of this Application. The proposed changes to the NPPF have been out for consultation and whilst its weight is limited prior to adoption it is worth noting that it identifies a need for suitable sites for uses that will support a modern economy.

TPfE states that the Plan Area (9 of the 10 Greater Manchester Authorities excluding Stockport) should deliver at least 2,019,000 sqm of accessible new office floorspace over the period 2021 – 2037 (Policy JP-J3). This will be achieved through utilising the diverse range of employment sites and accessible premises existing in the Plan Area to provide opportunities for all kinds and sizes of businesses, including start-ups, firms seeking to expand and large-scale inward investment (Policy JP-J2).

PfE also recognises the importance of developing high value clusters in prime sectors such as advanced manufacturing, digital and cyber, health innovation, including life sciences, low carbon goods and logistics. Furthermore, it highlights that the Plan Area needs to foster an environment that boosts the economic opportunities from the global transition to a low carbon economy whilst providing high quality, sustainable living environments helping to attract and retain skilled workers.

Within the Core Strategy (2012) Policy CC1 Primary Economic Development Focus: city centre and fringe confirms that the City centre is expected to accommodate 33ha of office or similar employment development, whilst the City Centre Fringe (including MSP) will deliver 25ha. In addition, Policy CC1 supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities that support the development of a vibrant employment location that is attractive to businesses and visitors. Priorities for ensuring continued economic growth include:

- Improving access to jobs for all via public transport, walking and cycling;
- Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use; and,
- Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses.

Overall, the policies above continue to support the proposed development. Full consideration of the Greenheys development against the planning policy framework is considered within the original Planning Statement prepared by Deloitte, approved by the Planning Permission (ref: 136934/FO/2023). Our review of up to date planning policy and guidance concludes that the proposals continue to accord with the Development Plan when taken as a whole and that there are no other material considerations that would indicate otherwise.

It is concluded that the proposed amendments will result in a minor material change to the consented scheme and it is confirmed that the originally approved technical assessments are unaffected by the proposed amendments. For details, please refer to the aforementioned technical assessments as approved by the Planning Permission (ref: 136934/FO/2023).

5. Summary

The Site comprises approximately 0.67 ha. and occupies land located between and bounded by Greenheys Lane to the west, Pencroft Way to the east, the Base building to the south, and the McDougall Centre to the north. The Site is located within the Hulme Ward.

The proposed minor material amendments are the result of detailed design development and are required to meet the operational requirements of the anchor tenant; UK BioBank.

The proposed amendments are in keeping with the original vision and objectives established by Planning Permission and will have no material effect on the relevant matters relating to use, amount, layout, scale, access of Planning Permission 136934/FO/2023 (as amended by Ref: 138222/JO/2023). The proposed amendments will also have no material impact on the conclusions of approved technical reports.

6. Application Submission

In addition to this cover letter, this s73 application includes the following documents:

- Site Location Plan
- Relevant Plans and Drawings (see table 1)
- Relevant Headed Letters (Air Quality, Ventilation and Environmental Noise Assessment)

- Application Form.

We trust that the enclosed information demonstrates that the proposed minor amendments are acceptable and are sufficient for you to determine the Section 73 application to amend the condition on the existing planning permission ref. 136934/FO/2023

I would be grateful for written confirmation of the receipt and registration of this application. Should you require any further information please contact Ed Britton (07971 177255/ edbritton@deloitte.co.uk) and Tom Young (07780 476760/ tomyoung@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP
Enc.

