14 October 2024

Manchester City Council
PO Box 532, Town Hall
Manchester
M60 2LA

Planning Portal Reference PP-13381193

Dear Sir / Madam

SECTION 73 MINOR MATERIAL AMENDMENT APPLICATION TO UNDERTAKE ALTERATIONS TO PLANNING PERMISSION 137424/FO/20023

Erection of a two-storey data centre (4153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House - Simon House, Brownley Road, Manchester, M22 5RA

Union4 Planning has been instructed to submit a planning application under Section 73 of the Town and Country Planning Act 1990 seeking amendment to condition 2 (approved plans) of planning permission 137424/FO/2023. Following the approval of the above application the Stage 4 Technical design stage has commenced resulting in a number of minor design changes which necessitate approval.

Proposed alterations include minor changes to the elevations, as well as minor change to the layout with the reconfiguration of the access ramp and introduction of security bollards. There are also changes to the proposed flue with the increased height of the flue at roof level which is required to meet the required engineering practice for clearance of the roofline providing the required level of dispersion of exhaust emissions.

In addition to this Covering Letter, the application comprises the following documents.

- Application Form and Certificate B
- Amended Plan Drawings (as set out below);
- Tree Survey prepared by Rainfords Tree Care (previously submitted as part of approved application 137424/FO/2023; and
- Air Quality Assessment prepared by PJD consultants (previously submitted as part of approved application 137424/FO/2023)

Approved Drawing	To be substituted by the following
Site Plan Proposed 3447-TSP-ZZ-XX-DR-A-00-002- Rev 6	170188-TSP-ZZ-XX-DR-A-00003 Rev P07
Floor Plans – Proposed Ground and First 3447-TSP-ZZ-XX-DR-A-05-000 Rev 4	170188-TSP-ZZ-XX-DR-A-05000 Rev P05
Elevations Proposed - 3447-TSP-ZZ-XX-DR-A-05-700 Rev 4	170188-TSP-ZZ-XX-DR-A-05700 Rev P05

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Elevations Site Context Proposed - 3447-TSP-ZZ-00-DR-A-05-701 Rev P02	170188-TSP-ZZ-00-DR-A-05701 Rev P03
Elevational Treatments - south and east 3447-TSP-ZZ-XX DR-A-05-790 Rev 2	170188-TSP-ZZ-XX-DR-A-05790 Rev P03
Elevational Treatments - north and west 3447-TSP-ZZ-XX-DR-A-05-791 Rev 2	170188-TSP-ZZ-XX-DR-A-05791 Rev P03
Proposed Sections 3447-TSP-ZZ-XX-DR-A-05-800 Rev 4	170188-TSP-ZZ-XX-DR-A-05800 Rev P05
Floor plans - Proposed Roof 3447-TSP-ZZ-02-DR-A-05-001 Rev 2	170188-TSP-ZZ-02-DR-A-05001 Rev P03

The requisite application fee has been paid via the Planning Portal.

Site Location

The application site has an area of approximately 7,572 sqm and is located on the corner of Wavell Road and Brownley Road in Wythenshawe. The site comprises the area formally occupied by Simon House, a vacant two storey flat roof building. Further to the approval of planning permission 137424/FO/2023 and the discharge of the relevant planning conditions Simon House has now been demolished, the relevant conditions have been discharged and construction works have commenced.

Figure 1: Site Location



Source: Google Maps (2023)

Planning History

On 2 October 2023 planning permission (Ref 137424/FO/2023) was granted for the "*erection of a two-storey data centre (4153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House".*

Condition 2 requires that the development hereby approved shall be carried out in accordance with the drawings and documents identified on the decision notice.

On 10 May 2024 the discharged conditions 6 (Waste Storage), 11 (Biodiversity Enhancement), 12 (secured by Design), 13 (Landscape) and 15 (EV charging points) was approved (Reference CDN//24/0196)

On 18 June partial discharge of Condition 3 (materials) for the cladding, louvres and roof materials was approved (Reference CDN/24/0488). The final elements of the external material detail were discharged on 9 August 2024 (Reference CDN/24/0591).

Further to the discharge of all the required pre-commencement conditions development works on site has commenced. The building has been demolished and below ground works and commenced.

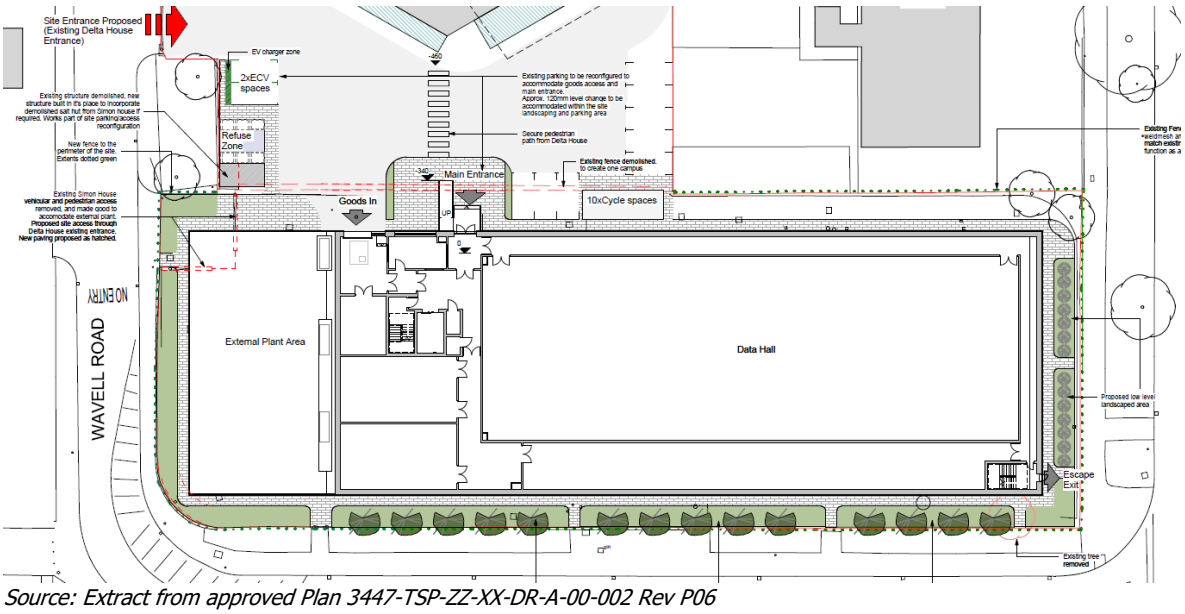
The Proposals

The proposals seek minor alterations to a number of elements of the approved scheme. These are:

- Increased height of the roof top flue;
- Roof top stairs for maintenance access;
- Alterations to the main entrance access with the re-orientation of the proposed access ramp;
- Minor changes to the elevations with the introduction of additional service doors;
- Removal of two trees on the northeast corner; and
- Introduction of security bollards around the building.

Changes to site layout and access

Figure 2: Approved Layout

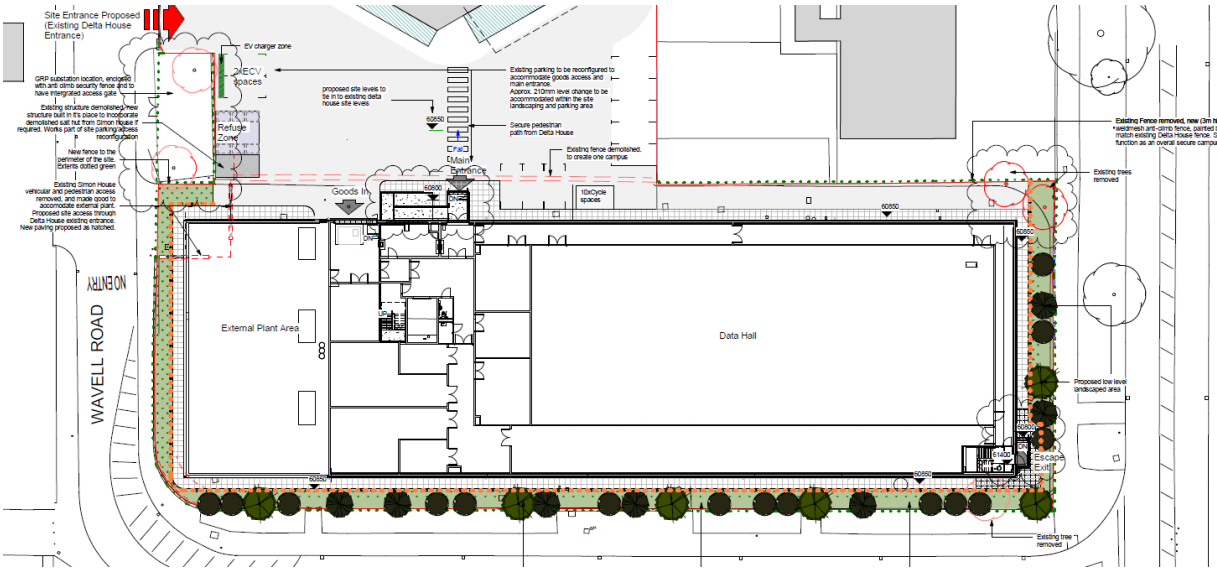


Source: Extract from approved Plan 3447-TSP-ZZ-XX-DR-A-00-002 Rev P06

The area to the front of the main entrance has been reconfigured including changing the ramped access to provide the required gradient to accommodate the level change from Delta House.

The security of the site is a priority and in addition to the approved fencing it is proposed to introduce security bollards along the east, south and west elevations. The trees located on the northeast corner have been removed. As part of the original application the supporting tree survey identified that these trees (T10 and T12) as category U trees which are dead and should be felled. These two trees were shown incorrectly as being retained on the approved plans. This application seeks to regularise the removal of these trees. The original tree survey is submitted.

Figure 3: Proposed Amended Layout



Source: Proposed layout Plan by ttsp 170188-TSP-ZZ-XX-DR-A-00003 Rev P07

Elevational Changes

Changes to the main entrance (north elevation) reflect the reconfiguration of the ramp to the main entrance. A secondary access door has been introduced to the louvered screening providing access to the plant area.

Introduced onto the western elevation are No.3 service doors and additional louvered screens.

On the south elevation an additional access door is introduced to the louvered screening providing access to the plant area. The remainder of the elevation remains unchanged.

On the east elevation the access door has been amended and the ramp and railings have been removed.

Roof Top flue

The flue runs through the building internally and exists roof level set into the building but towards the western elevation maximising the distance from the closest sensitive receptors. It extends 1m above the highest part of the roof line as required to achieve the necessary level of dispersion of exhaust emissions.

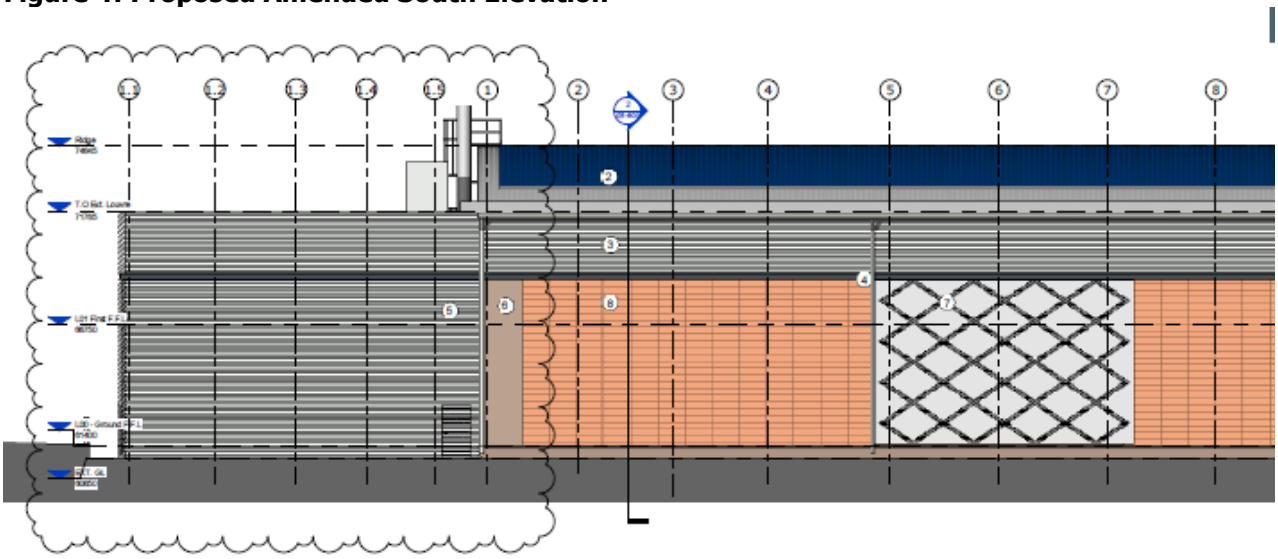
The approved data centre application includes the provision of three 2.2MW emergency backup diesel generators which provide power to the data centre in the event of a power failure. The flue is required for these backup generators. As confirmed as part of the approved scheme (based on ten year site data of other facilities) the generators run for an average of 10 hours each per year which includes both testing, maintenance, and emergency use.

Planning Assessment

A fundamental issue when assessing the design and elevational treatments of the building was to use different materials and treatment to break up the bulk of the building and to add interest to the screen scene. This approach remains fundamentally unchanged, and the only alterations relate to the introduction of the various access doors and minor changes to louvers. The changes to the elevations are therefore non-material.

With regard to the flue, the Air Quality Assessment submitted with the original application assessed the provision of a flue on the western elevation. It concluded that the impact of the emissions associated with the operation of the emergency generators at the proposed data centre would not have a significant effect on air quality at sensitive receptor locations in the area surrounding the site.

Figure 4: Proposed Amended South Elevation



Source: Extract from ttsp drawing 170188-TSP-ZZ-XX-DR-A-05700

The visual impact of the flue is reduced by having the structure running through the building. It is set into the building reducing the visibility from street level. The size and form of the structure is commensurate with that of the data centre and does not add excessive size or bulk in the context of the approved building.

Summary and Conclusion

In summary, it is considered that the majority of changes are all non-material and could be dealt with under section 96A of the Town and Country Planning Act. However, to deal with the changes in totality we are submitting an application under s73.

The changes to the elevations will have limited visual impact in terms of the wider site, they are minor in the context of the wider building and are required to aid the operation and function of the building. The flue is

required to meet the operational requirements and the necessary dispersion from the emergency generators and has been sited to minimise visual impacts.

We trust that the attached information is sufficient put please let us know if additional information or clarifications are required.

Yours faithfully



Vivienne Goddard
Associate