Deloitte.

Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

29 August 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

Stack, Oxford Road, Manchester
Application for Full Planning Permission

Please find enclosed an application ("this Application") for Full Planning Permission for the erection of a mixed use commercial development including associated lighting, access arrangement, and infrastructure (the "Proposed Development").

The Applicant is Stack (Manchester) Ltd. ("the Applicant").

Description of Development

The proposed Description of Development is:

"Full planning permission for the erection of one and two storey structures with flexible commercial uses (Use Classes E(a), E(b), E(c) and Sui Generis (Drinking Establishments and venue for live music performance)) at ground and first floor, with associated access arrangement, landscaping, lighting, and other associated works including external seating areas and courtyard space."

The Site

The Site is situated in a pocket of land bounded by Manchester Technology Centre to the north, a multi-storey carpark to the east, Manchester Metropolitan University (MMU)'s Sport Department to the south, and Oxford Road to the west (the 'Site'). The majority of the Site comprises land underneath the Mancunian Way flyover.

Please refer to Site Location Plan enclosed in this Application (Plan Ref: EX-EW-000 PL01).

Background

The Site, spanning approximately 2700 sq.m., is located within the Former BBC Strategic Regeneration Framework (SRF) area. The SRF was endorsed by Manchester City Council ('MCC') in 2013, in order to

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guide the redevelopment of the Former BBC Site and the adjoining land at Oxford Road. The SRF identifies the area as a strategic employment location and regeneration priority, supporting Manchester's economic growth objectives. In April 2015 MCC's Executive subsequently endorsed the Masterplan for the Former BBC site, and latterly a 'Delivery Strategy and Phasing Plan' for the site in July 2015.

The Site forms part of Phase 3 within the endorsed 'Delivery Strategy and Phasing Plan' (endorsed on 29 July 2015). Phase 3 comprises the land currently occupied by Manchester Technology Centre and the land running beneath the Mancunian Way. The existing occupier of the Site – Hatch have successfully activated this previously underutilised space beneath Mancunian Way by incorporating food and beverage, retail, and events offerings, whilst creating the conditions to further extend eastwards towards Upper Brook Street.

A full account of planning history related to the Site is located in the below section.

Planning History

A planning history search of the Site has been carried out using Manchester City Council's public access system, and the Table 1 below outlines planning applications are of relevance to the Proposed Development.

This Application intends to seek permanent planning permission to extend the latest temporary planning permission (Ref: 124502/FO/2019), whilst proposing reconfiguration to respond to the Applicant's operational requirements.

Table 1. Planning History of the Site

Planning Permission Ref:	Description of Development	Status
112619/FO/2016	Erection of a temporary three-storey marketing suite building with ground floor cafe/gallery (Sui Generis) and flexible marketing and commercial floorspace at first and second floor (Sui Generis) related access, landscaping and associated works.	Temporary Approval granted for 5 years until 22nd August 2021
117089/FO/2017	Erection of a two storey building with flexible commercial uses (Use Class A1, A3, A4, A5) at ground and first floor and related access, landscaping and other associated works.	Temporary Approval granted for 5 years until 20th October 2022
120050/FO/2018	Erection of one and two storey buildings with flexible commercial uses (Use Classes A1 (shop), A3 (restaurant/cafe), A4 (drinking establishment) or A5 (hot food takeaway)) at ground and first floor together with related access, landscaping and other associated works including external seating areas and courtyard space for a temporary period.	Temporary Approval granted for 5 years until 25th September 2023

Planning Permission Ref:	Description of Development	Status
124502/FO/2019	Erection of one and two storey buildings with flexible commercial uses (Use Classes A1 (shop), A3 (restaurant/cafe), A4 (drinking establishment), A5 (hot food takeaway) or B1 (office)) at ground and first floor together with related access, landscaping and other associated works including external seating areas and courtyard space for a temporary period.	Temporary Approval granted for 5 years until 6th March 2025

Pre-application Consultation

Pre-application consultation has taken place with Ms. Angela Leckie and Mr. David Roscoe at Manchester City Council on 21st December 2023, to seek agreement on the scope and form of this Application.

The Applicant provided an overview of the detailed design of the Proposed Development, including the successful track record in delivering developments of similar nature elsewhere in the UK.

Subsequent email correspondence also took place to discuss and agree on the scope of the application.

This Application has also been subject to consultation with consultees, including the Greater Manchester Police and Highways Departments.

Proposed Development

This Application is submitted for full planning permission for the erection of one and two storey structures for flexible commercial uses (Use Classes E(a), E(b), E(c) and Sui Generis (Drinking Establishments and venue for live music performance)). As aforementioned, this Application aims to extend on the temporary Planning Permission of the existing occupier (Ref: 124502/FO/2019) whilst finessing the existing operation by introducing reconfigurations to better suit the Applicant's operational requirement. This presents an opportunity to build on the success of the existing occupier that has been implemented successfully on the Site.

The delivery of the Proposed Development will continue the success of the existing occupier of the Site and contribute substantially to Manchester's leisure economy whilst diversifying the City's offerings to residents and visitors from further afield.

In terms of accessibility, pedestrian access to the Site is through a single point of access off Oxford Road – unchanged from the existing operation on the Site. Vehicular access to the Site is provided on Brancaster Road, facilitating access to the rear of the Site for deliveries and refuse collection. There is no public vehicular access, and no parking will be provided for the Proposed Development.

Layout

The Proposed Development is divided into two distinct areas, a courtyard arrangement around four London Plane trees to the north of the Site, and the under-croft space formed by the Mancunian Way fly-

over. The layout has been designed to reflect this pattern with accommodation forming enclosed plaza seating areas in each space. The two plaza areas are inter-connected with a smaller plaza.

At ground floor, the entrance to the Proposed Development presents a gateway arch fronting onto Oxford Road, positioned similarly to the existing entrance to the Site. The entrance is flanked by two external seating areas, which serve the dual aspect coffee shop and street food units housed in shipping containers. Within the Proposed Development, there is a large open plaza area with food and beverage vendors accommodated within shipping containers, opposite to the entrance there will be a stage to host a broad range of entertainments and events. The courtyard area will make a feature of the retained mature trees and will be served by food and beverage vendors.

The first floor is accessed by a number of staircases and a passenger lift. On first floor around the main plaza, arranged seating is provided to look into the main plaza alongside further food and beverage vendors. Over the entrance to the Site, there is a large seating area with glazed screen facing onto Oxford Road. In the courtyard area, arranged seating is provided alongside further food and beverage vendor, and a collection of containers which offer covered seating whilst allowing natural light to permeate through to Oxford House.

For further details of the Proposed Development, please refer to the Design and Access Statement (dated March 2024) prepared Dunwoodie Swift Architects, submitted in support of this Application.

Table 2. Quantum of Development

Parameters	Proposed Development
Site Area	2,700 sq.m.
Proposed Floorspace	Gross External Area (GEA): • Ground Floor: 899.29 sq.m. • First Floor: 547.46 sq.m. • Total: 1,446.75 sq.m. Gross Internal Area (GIA): • Ground Floor: 774.06 sq.m. • First Floor: 468.85 sq.m. • Total: 1,242.91 sq.m.
Proposed Capacity	Maximum capacity of approximately 2,100 people.
Description of Development	Full planning permission for the erection of one and two storey structures with flexible commercial uses (Use Classes E(a), E(b), E(c) and Sui Generis (Drinking Establishments and venue for live music performance)) at ground and first floor, with associated access

	arrangement, landscaping, lighting, and other associated works including external seating areas and courtyard space.
Parking	Vehicle Parking: No vehicle parking space proposed. Cycle Parking: 8no. spaces (as exist)
Operating Hours	Sunday to Thursday: 7am to 2am Friday to Saturday, and Bank Holidays: 7am to 2am

Planning Policy Framework

The key Development Plan documents relevant to the Proposed Development are:

- The 2012 Manchester Core Strategy and Addendum to the Manchester Core Strategy (2024)
- Saved Policies of the 2006 Manchester Unitary Development Plan (UDP)
- The Places for Everyone Plan (2024); and
- Addendum to Manchester Core Strategy 2024 which notes the Core Strategy policies have been partially replaced by Places for Everyone (PfE) policies

Other material considerations associated with the Proposed Development are as follows:

- The National Planning Policy Framework (the "NPPF") (2023)
- Supplementary Planning Documents (SPDs)
- Planning Practice Guidance (PPG)
- The Former BBC SRF (2013)

Site Allocations

Under the provisions of Manchester City Council's Proposals Map (2012), the Site is allocated to be within:

- Manchester City Centre; and,
- The Regional Centre.

Relevant Planning Policies and Material Considerations

Table 3. Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012)	Policy SP1 – Spatial Principles Policy CC1 – Primary Economic Development Focus: City Centre and Fringe Policy CC2 – Retail Policy CC4 – Visitors – Tourism, Culture and Leisure Policy CC7 – Mixed Use Development Policy CC10 – A Place for Everyone Policy CC1 – Primary Economic Development Focus Policy EC3 – The Regional Centre Policy EN1 – Design Principles and Strategic Character Areas Policy T1 – Sustainable Transport Policy DM 1 – Development Management
Saved Policies of the 2006 Manchester UDP	Policy DC26 – Development and Noise
Places for Everyone (PfE) Plan (2024)	Policy JP-Strat1 – Core Growth Area Policy JP-Strat2 – City Centre Policy JP-S1 – Sustainable Development Policy JP-J1 – Supporting Long-Term Economic Growth Policy JP-P1 – Sustainable Places Policy JP-P4 – New Retail and Leisure Uses in Town Centres Policy JP-C8 – Transport Requirements of New Development
Former BBC Site Strategic Regeneration Framework (SRF), endorsed by MCC Executive Committee on 24 July 2013 Planning Framework, Former BBC Site, Oxford Road, Report to the Executive Committee, endorsed on 14 April 2015	

Former BBC Site - Delivery Strategy and Phasing Plan, Report to Executive Committee endorsed on 29 July 2015

Planning Policy Assessment

Principle of Use / Development

This Application seeks to secure the long term viable use of the Site, located within Manchester City Centre. The Application proposes uses that have been deemed acceptable on the Site, evidenced by the existing operation of Hatch – the existing occupier of the Site (Planning Permission Ref: 124502/FO/2019), in turns it should be considered acceptable on a permanent basis owing to the Site's location within Manchester City Centre and Regional Centre (Core Strategy Policies SP1, CC1, CC2, CC4, and EC3. PfE Plan Policies JP-J1, JP-Strat1 and JP-Strat2).

PfE Plan Policy JP-S1 – Sustainable Development notes "*to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously*". The Proposed Development aims to maximise its economic, social and environmental benefits by the following measures:

- The Proposed Development will represent the continued viable use of the Site as a leisure destination in Manchester City Centre, carrying on the success enjoyed by the previous occupier – Hatch. This is likely to bring forth a substantial amount of economic benefit to the City.

- The Proposed Development will be implemented and operated with a wide range of events/activities, open for all. The Applicant aims to introduce a programme of family-oriented events for the Proposed Development and it will create a strong social profile for the Proposed Development.

- The Proposed Development utilises as much of the existing materials on the Site as possible, this will minimise new materials to be used for the Proposed Development and optimise its carbon footprint. The Application is also supported by an Energy Strategy Report prepared by Link MEP and the Applicant adopts a "*BE LEAN, BE CLEAN, BE GREEN*" approach to building design and site servicing.

This demonstrates that the Proposed Development is in compliance with Policy JP-S1.

Core Strategy Policy CC7 – Mixed Use Development outlines "*Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment*." The Proposed Development will promote active ground floor use, by bringing in food and beverage, retail, and leisure onto the Site, which will enrich the public realm, promote a sense of place, and diversify the types of offerings in Manchester City Centre. The Proposed Development is therefore in line with Core Strategy Policy CC7 and PfE Policy JP-P4.

Core Strategy Policy CC10 – A Place for Everyone outlines developments will be supported when the proposed uses will increase the diversity of activity in Manchester City Centre, and high standards of accessibility is achieved. The Proposed Development endeavours to maximise the offerings of activities within the City Centre and will be supported by a variety of activities and events, with focus on family-friendly events. In terms of accessibility, the Proposed Development has been designed to comply with the 'Approved Document M: Access to and use of buildings - volume 2 (2015 edition incorporating 2020

amendments)'. Due considerations have also been made to 'Designing for Accessibility' published by the Centre for Accessible Environments and RIBA Enterprises (2004), 'British Standard bs 8300:2001 Design of buildings and their approaches to meet the needs of disabled people – code of practice', 'Planning and Access for Disabled People – A Good Practice Guide' published by the Communities and Local Government Publications. The Proposed Development is therefore in line with Core Strategy Policy CC10 and PfE Plan Policy JP-P1.

The Proposed Development also resonates with The Former BBC SRF (2013) by promoting active frontages with ground floor commercial uses, whilst providing visual interest for pedestrians.

It should be noted that the Applicant, Stack (Manchester) Ltd, has achieved a commendable track record of delivering schemes of similar nature and configurations in other parts of the UK and is committed to ensuring the success with the Proposed Development.

Although the Proposed Development represents an intensification of use on the Site, when compared against the existing operation on the Site (Planning Permission Ref: 124502/FO/2019), care and consideration have been taken into the development of the proposals in ensuring that the Proposed Development will not generate any significant negative impact to local amenities. The Proposed Development will continue, if not elevate, the beneficial effects introduced by the existing operation on the Site to a permanent basis.

A suite of supporting documents is commissioned by the Applicant and submitted as part of this Application.

Design

Core Strategy Policy EN1 – Design Principles and Strategic Character Areas stresses that "*All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance*":

- Character: a place with its own identity;
- Continuity and enclosure: a place where public and private places are clearly distinguished;
- Quality of the public realm: a place with attractive, and successful outdoor areas;
- Ease of movement: a place that is easy to get to and move through;
- Legibility: a place that has a clear image and is easy to understand;
- Adaptability: a place that can change easily; and,
- Diversity: a place with variety and choice.

Policy EN1 emphasises the importance of high-quality public realm and the creation of attractive outdoor areas. The Proposed Development directly contributes to active ground floor use in the public realm which promotes the sense of place.

Core Strategy Policy DM1 – Development Management outlines all developments should pay due consideration for various issues, including but not limited to "*appropriate siting, layout, scale, form, massing, materials and detail*" and "*impact on the surrounding areas in terms of the design, scale and appearance of the proposed development*". The Proposed Development is of an appropriate scale and design, as demonstrated by the continual success enjoyed by the existing operation on the Site. The Proposed Development is proposing a scheme not substantially deviate from the existing operation, whilst

minor alterations / reconfigurations are proposed in order to better-suit the Applicant's longstanding operational requirement.

The Proposed Development aims to maximise the City's offerings to the leisure/food and beverage/evening economy and facilitate an active public realm on Oxford Road. Further details of the design and materiality of the Proposed Development are included within the Design and Access Statement (dated March 2024) prepared Dunwoodie Swift Architects, submitted in support of this Application.

Transport

Core Strategy Policy T1 – Sustainable Transport outlines developments should "*encourage modal shift away from car travel to public transport, cycling and walking*" and "*facilitate modes of transport that reduce carbon emissions*". The Proposed Development does not include any provision of car parking space, and it is highly accessible by a variety means of public transportation due to its City Centre location and primarily along the Oxford Road Corridor.

PfE Plan Policy JP-C8 – Transport Requirements of New Development also encourages "*new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency*".

The Proposed Development contains 8no. of cycle parking space to promote uptake of sustainable transport and facilitate patrons to adopt cycling as a preferred method when visiting the Proposed Development.

The Proposed Development is supported by a Transport Statement and a Framework Travel Plan, both prepared by Curtins.

As such, the Proposed Development is in line with Core Strategy Policy T1 and PfE Plan Policy JP-C8.

Operational Management

The Applicant has a strong track record in operating venues of similar nature to the Proposed Development, who has prepared a Management Strategy for the Proposed Development.

As part of the Management Strategy, the Applicant ensures that when the Proposed Development is open for any licensable activity there is sufficient, competent staff on duty at the premises for the purpose of fulfilling the terms and conditions of the licence and for preventing crime and disorder.

Amenity Considerations (Waste and Servicing, Ventilation, and Noise)

Core Strategy Policy DM1 – Development Management requires that all development should consider specific issues related to the nature of the development.

Core Strategy Policy C10 notes that development that supports the evening economy will be permitted on the basis that the proposals do not create an unacceptable impact on neighbouring uses in terms of noise and disturbance.

Furthermore, Saved Policy DC26 of the 2006 Manchester UDP notes that "the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City".

Waste and Servicing

To minimise impact to the local environment, the Applicant has reviewed and provided a Site Waste Management Strategy prepared by Curtins, submitted as part of this Application alongside the requisite Manchester City Council Waste Proforma. The Strategy details the arrangement for the collection of general and recyclable waste, and where deliveries will be served.

It is concluded that appropriate provision of refuse facility and refuse collection arrangement will be in place to serve the Proposed Development.

Ventilation

A Ventilation and Odour Strategy and an Air Quality Assessment have been submitted as part of the Application, which demonstrate that the Proposed Development will be adequately ventilated throughout and adverse impact to the air quality will be kept to a minimum. This includes kitchens, retail units, service areas, stage and seating areas and sanitary facilities. The Ventilation and Odour Strategy has been designed to protect neighbouring uses from unwanted vapours and odour.

This ensures that the Proposed Development is in compliance with Policy DM1 – Development Management.

Noise

The Applicant has commissioned an Acoustic Assessment Report, prepared by Wardell Armstrong and additional Acoustic Letter by RPS, both submitted as part of this Application, in order to show that the noise impact of the Proposed Development to the neighbouring receptors will be kept to a minimum. The Applicant has sought to embed noise control measures into the Proposed Development, to ensure that the venue does not cause any disturbance to sensitive receptors.

The Report confirmed that no significant noise impacts are expected from the Proposed Development, and noise from the Proposed Development has been mitigated and reduced to a minimum, the Proposed Development complies with NPPF (2023), and comply with Core Strategy Policy DM1 – Development Management. Core Strategy C10 – Leisure and Evening Economy, and Saved UDP Policy DC26 – Development and Noise.

Summary

The Proposed Development has been fully considered against the relevant policies of the Development Plan and found to be address the requirements of the Development Plan as a whole, as well as relevant material considerations.

Application Submission

In addition to the Drawings and this Covering Letter, the following documentation is submitted in support of this planning application:

- Application Form and Notices prepared by Deloitte;
- Design and Access Statement prepared by Dunwoodie Swift Architects;

- Full suite of drawings prepared by Dunwoodie Swift Architects;
- Local Labour Agreement prepared by the Applicant;
- Retail and Events Operating Schedule prepared by the Applicant;
- Site Waste Management Plan and Manchester City Council Waste Proforma prepared by Curtins;
- Air Quality Assessment (Odour Pollution Statement) prepared by Link MEP;
- Energy Strategy Report prepared by Link MEP;
- Ventilation Strategy Statement prepared by Link MEP;
- Lighting Plan prepared by Link MEP;
- Construction Phase Plan prepared by Abbey Construction Services Limited;
- Safety, Health and Environmental Policy And Management System prepared by Abbey Construction Services Limited;
- Transport Statement prepared by Curtins;
- Framework Travel Plan prepared by Curtins;
- Drainage Strategy prepared by Hydrock;
- Ground Conditions Report prepared by Hydrock;
- Acoustic Assessment Report (dated April 2023) prepared by Wardell Armstrong;
- Acoustics Letter prepared by RPS;
- Crime Impact Statement prepared by the Greater Manchester Police;
- Topographical Survey prepared by Academy Geometrics;
- Ecology Survey, Biodiversity Net Gain Assessment, and Biodiversity Net Gain Metric prepared by Penny Anderson Associated Ltd;
- Fire Assessment prepared by Alt Fire; and,
- Arboriculture Assessment prepared by Bowland Tree Consultancy.

The Application has the Planning Portal reference: PP-12634145 and the application fee of £12,480 in addition to the pre-requisite Planning Portal administrative fee has been paid online via Planning Portal.

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The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleagues Eithne Fitzgerald (eithnefitzgerald@deloitte.co.uk / +44 161 455 6963) or Matthew Lam (mlam@deloitte.co.uk / +44 161 455 8448).

Yours sincerely



For Deloitte LLP

Encl.