

08 February 2024

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

Dear Angela,

Greenheys, Manchester Science Park

Application for Minor Material Amendment to Planning Permission Reference 138222/JO/2023

On behalf of our client, Bruntwood SciTech Limited (the “Applicant”), we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make a Non-Material Amendment (“NMA”) to Planning Permission 138222/JO/2023, in order to update the approved description of development attached to the consent. The amendment does not change any other element of the planning permission and does not give rise to any new planning considerations.

1 The Site

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 “Site”).

2 Planning History

Planning Permission for the redevelopment of the existing Greenheys building was granted on 28 July 2023 (Ref. 136934/FO/2023). This was subsequently amended by a Section 73 application, approved 19 January 2024 (Ref. 138222/JO/2023) (the “Planning Permission”). The Planning Permission provides consent for the creation of a 7-storey building, cycle parking, hard and soft landscaping, access and servicing, and associated works (“the Proposed Development”).

The description of development as stated on the decision notice for the original planning permission (Ref: 136934/FO/2023) is as follows:

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“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.”

The description for the Planning Permission (Ref. 138222/JO/2023) is as follows:

“Variation of conditions 2 (Approved Dwgs) (to make amendments to building layout, landscaping and facade detailing and the relocate a back up generator underground) and wording of conditions 5 (Construction Management Plan), 11 (Plant), 20 (Servicing Hours) and 22 (Clear Windows) attached to application ref no 136934/FO/2023”

3 Proposed Amendments

The Applicant’s anchor tenant requires the description of development to explicitly reference sample storage to ensure the approved description of development is consistent with the occupier’s business case.

In this respect, an amendment to the description of development as follows (amended wording in **green** text):

*“Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E) **including sample storage at Ground Floor**; associated cycle parking, hard and soft landscaping, access and servicing and other associated works”*

The amendment does not change any other element of the planning permission and does not give rise to any new planning considerations.

4 Pre-Application Consultation

This Application is submitted following pre-application consultation with the planning case officer, Angela Leckie (MCC), via email correspondence on 5th and 9th January 2024. It was agreed that the updated description of development could be progressed as a Non-Material Amendment application to the existing Planning Permission, under Section 96A. No additional planning considerations were raised by the LPA at pre-application stage.

5 Planning Policy and Guidance

Since the grant of the original planning permission, there has been no change to the Development Plan or local planning guidance.

The National Planning Policy Framework (NPPF) was updated on 20 December 2024, but there have been no changes to the Framework which would affect consideration of this Application.

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).

It is concluded that the proposed amendments will not cause any material change to the consented scheme.

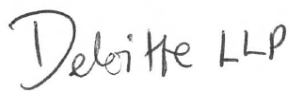
6 Application Submission

Payment of the planning application fee in the sum of £ 293 has been made directly to Manchester City Council under Planning Portal Reference PP-12753281. I would be grateful if you could please confirm receipt of this fee.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The script is cursive and fluid, with the 'D' being particularly large and stylized.

Deloitte LLP