

04 August 2023

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester

Dear Jennifer,

**Base, Manchester Science Park
Full Planning Application for the Partial Change of Use**

Please find enclosed an application (the “Application”) for the Change of Use of makerspace units 3 and 4 at ground floor and makerspace units OM.04 and OM.03 and office space at mezzanine level at the Base Building from office use (Use Class E) to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education) at the Base Building at Manchester Science Park (MSP) from Use Class E (Office) (the “Proposed Development”).

Manchester Innovation Activities Hub (MIAH) proposes to occupy 930 sqm of floorspace at the Base Building for dedicated learning, workshop and incubator office space. To enable the tenant to occupy the building, this Application is required to allow the use of the space to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education).

The Applicant is Bruntwood SciTech Limited (the “Applicant”).

The Application Site (the “Site”) comprises the Base Building which secured planning permission in October 2019 (Ref. 125018/FO/2019) and completed construction in July 2022. The Base Building is a five-storey building comprising offices (Use Class E) and ancillary workshop and maker space, together with associated disabled car and cycle parking, plant equipment and landscaping.

Planning Permission for the Change of Use of Levels 1 and 2 of the Base building from office use (Use Class E) to Education use (Use Class F.1a) was granted in May 2023 under reference: 136296/FO/2023. The permission also included external alterations to the east elevation facade and landscaping to accommodate the inclusion of a new fire escape door.

There are no external alterations proposed as part of this Application.

The description of development as stated on the Application Form is:

“Full Planning Permission for the Change of Use of makerspace units 3 and 4 at ground floor and makerspace units OM.04 and OM.03 and office space at mezzanine level at the Base Building from office use (Use Class E) to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education)”

Application Documents

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals.

The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

- Application Form – prepared by Deloitte LLP;
- Planning Statement – prepared by Deloitte LLP;
- Drawings and Plans – prepared by Bridge Architects – outlined in Table 1 below;
- Operational Management Strategy – prepared by the Applicant;
- Environmental Noise Assessment Report, August 2019 – prepared by BDP;
- Acoustic Design Note, 27 July 2023 – prepared by Stroma;
- Technical Note – Acoustics, March 2022 – prepared by Stroma;
- Technical Note – Acoustics, October 2022 – prepared by Stroma;
- Economic Impact Assessment Briefing Note, July 2023 – prepared by Ekosgen;
- Interim Travel Plan, September 2019 – prepared by Curtins;
- Transport Statement, September 2019 – prepared by Curtins;
- Transport Statement, Addendum 2023 – prepared by Curtins;
- Waste Management Strategy, September 2019 – prepared by Curtins; and
- Waste Management Strategy, Addendum 2023 – prepared by Curtins.

Table 1: Drawings and Plans

Drawing Reference	Drawing Title	Author
0237-BA-BAR-01-XX-DR-A-05-0501	Existing Location Site Plan	Bridge Architects
0237-BA-BAR-01-00-DR-A-05-0300-P02	Ground Floor Plan GA	Bridge Architects
0237-BA-BAR-01-MZ-DR-A-05-0301-P02	Mezzanine Floor Plan GA	Bridge Architects
JP100907-001-0B001-XX-DR-0104	Proposed Mezzanine Floor Plan	The Applicant

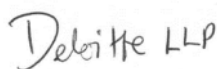
JP100907-001-B001-DR-A-0105

Proposed Plans – Ground Floor Plan

The Applicant

The application has been submitted on the Planning Portal with reference PP-12339974. The fee of £462.00 plus an administrative fee from the Planning Portal will be paid via a bank transfer.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact my colleague Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk).



Yours sincerely

For Deloitte LLP

Encl.