

29 September 2023

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

FAO Angela Leckie

Dear Angela

**Greenheys, Manchester Science Park
Application for Removal/Variation of a Condition to Planning Permission Reference 136934/FO/2023**

On behalf of our client, Bruntwood Scitech Limited (the “Applicant”), we hereby submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to make a Minor-Material Amendment (“MMA”) for the variation of conditions 2, 5, 20 and 22 to Planning Permission 136934/FO/2023.

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”).

1.1 Planning History

Planning Permission for the redevelopment of the existing Greenheys building was granted on 28 July 2023 under planning permission reference: 136934/FO/2023 (the “Planning Permission”). The Planning Permission provided consent for the creation of a 7-storey building, cycle parking, hard and soft landscaping, access and servicing, and associated works. The description of development as stated on the decision notice for the Planning Permission (ref: 136934/FO/2023) is as follows:

“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.”

Associated approvals were concurrently secured for demolition (Ref: 136962/DEM/2023) and for the continued temporary use of Denmark Road Car park (Ref: 136942/FO/2023), although neither of these two applications are affected by this s73 application.

1.2 Description of Development

The Description of Development for this MMA application is as follows:

“Application to vary conditions 2 (Approved Plans and Documents), 5 (Construction Management Plan), 20 (Servicing Hours) and 22 (Windows Glazing) of planning permission ref. 136934/FO/2023.”

2 Summary

Following the grant of the Planning Permission (ref: 136934/FO/2023), the Greenheys proposals have been subject to further detailed design development to accommodate the specific operational requirements of the anchor tenant, UK BioBank. In addition, a land title review has identified the need for a small adjustment to the eastern end of the proposed podium.

The proposed amendments that are the subject of this Application are summarised as follows, and set out in below:

- **Podium façade position:** The building line of the north eastern end of the podium to move in by c. 1m to avoid extending on to adopted Highway land; and out by up to c. 1.2 m to the south eastern end to retain floorspace area.
- **Façade changes:** Changes to the number and location of windows and louvres on ground and first floor; and change in location of access points to the ground floor on western and southern elevations.
- **Landscaping:** Changes to landscape proposals to align with amended building line.
- **Backup generator fuel tank:** Relocation of back-up generator fuel tank from the roof of enclosed service yard to underground within service yard. Capacity of tank is proposed to increase slightly to improve on-site power resilience.
- **Servicing Hours:** Change to wording of Condition 20 attached to the Planning Permission to extend hours in accordance with the updated servicing strategy; and
- **Construction Management Plan:** Change to wording of Condition 5 attached to the Planning Permission to enable demolition to progress as a package of enabling works.

The principle of use established by the Planning Permission (ref: 136934/FO/2023) is unchanged as a result of the proposed amendments. In addition, the proposed use, and floorspace remains unchanged.

3 Pre-Application Consultation

The consented scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with Manchester City Council, Greater Manchester Police, and the local community. The proposals were also subject to statutory consultation during the determination period of the Planning Permission.

This Application is submitted following pre-application consultation with the planning case officer, Angela Leckie (MCC), on 19 September 2023. During this pre-application meeting it was agreed that the proposed

amendments could be applied for via a Section 73 Application (MMA) to the Planning Permission (ref: 136934/FO/2023). The Officer advised that the application would be required to be supported with details of servicing arrangements associated with the extended servicing hours. No significant planning issues were raised by the LPA at pre-application stage.

4 Proposed Amendments

4.1 Building Line

Through detailed design, it has been established that the building line to the eastern elevation partially extends onto adopted Highway land. The proposals will pull back the podium building line at the eastern end by c 1m to avoid extending on to adopted Highway land; and out by up to c. 1.2m to the southeastern end. The overall massing and design principles are unchanged from the original proposal approved by the Planning Permission (ref: 136934/FO/2023).

The building line change would result in a reduction of reception space by approximately 13 sqm (NIA). The amended footprint does not change the design or massing principles of the original proposal approved by the Planning Permission (ref: 136934/FO/2023) and has no impact on the operation of the building.

4.2 Landscaping

In relation to proposed amendments to the building line, as set out above, slight amendments to the landscaping are required to re-align the entrance piazza space with the amended building line, including re-aligning the path connecting Greenheys with BASE building and the fixed / drop bollards added to eastern boundary. The roof terrace design has also been realigned to revised building line.

This change will have no material impact on the appearance of the landscaped area. The detail design of the landscaping, including final material specifications, will be agreed with the Local Planning Authority through condition discharge mechanism at a later stage.

4.3 Façade Change

As part of the Planning Permission, the ground and first floors of the consented scheme comprise a fully irrigated planted green wall system (primarily to western elevation) and a vertically grown planted wall utilising a stainless-steel wire climbing system (primarily to southern and northern elevations). It is proposed that the elevations would comprise the fully irrigated planted green wall system to all elevations; including areas where the wire climbing system had previously been proposed.

This amendment will create a more consistent façade treatment across the ground and floors. Extending the irrigated system will help to ensure consistent quality and coverage of the green wall across the full extent of the podium and retain the site-wide 'layered' landscaping strategy.

4.4 Window, Door and Louvres

Following further design development, to better accommodate Biobank's operational requirements, amendments are required to the location of windows and doors on Ground and First Floor. In addition, the design development process has identified the requirement for additional ventilation louvres to support internal operations. It is also proposed that a ribbon window replaces the proposed section of louvres on south elevation.

To the western elevation, proposed amendments comprise the omission of 1no. proposed door and change in location of another door; and inclusion of 2no. high level louvres panels that are set within the podium green wall. Visibility will be minimised by the fact that the louvres are set back a significant distance from the public highway and have been designed to match the material finish and colour of the louvers and metal flashing and copings proposed on the approved scheme, to maintain visual consistency. The design team has kept their size to a minimum.

In line with the time triggers set out in Condition 3 on the Planning Permission, and specifications of all materials to be used on all external elevations will be submitted for approval in writing by MCC.

It is considered that these changes will support the operation of the consented scheme and will not materially change the appearance. Furthermore, the design team have sought to minimise visual prominence of the louvres and maintain the overall high quality architectural design of the elevation. The additional window faces into BASE building and so will not pose any privacy issues for neighbouring properties.

4.4.1 Update to Condition 22 (Window Glazing)

We request the wording of Condition 22 attached to the Planning Permission be updated as follows, with changes indicated in **green text**:

*“The window(s) on the South Elevation GRE-BDP-ZZ-XX-DR-A-20-101 ~~P11~~ **P13**, East Elevation GRE-BDP-ZZ-XX-DR-A-20-102 ~~P11~~ **P13** and North Elevation GRE-BDP-ZZ-XX-DR-A-20-100 P12 (Main Entrance Area) shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.”*

4.5 Servicing Hours

Due to Biobank’s operational requirements, there will be requirement deliveries from 7am every day of the week, including Sundays and Bank Holidays. Samples collected from UK Biobank’s participants typically need to be processed within 24 hours of collection, necessitating these delivery hours.

Deliveries before 10am at weekends and bank holidays would only be in small courier vans, rather than articulated lorries used for deliveries in standard hours. The regularity of these deliveries and timings has been set out in further detail in the Servicing Hours Strategy prepared by Bruntwood SciTech and submitted alongside this application.

UK Biobank have confirmed that to minimise any potential description, they will consolidate offsite to minimise the number of deliveries to the site, deliveries that would occur on Sundays and Bank Holidays will be at no earlier than 7:00 in transit-style vans (not larger, or articulated vehicles).

This will not change the operation or proposed use of the building; and Curtins, as Transport consultant have confirmed that the low levels of additional servicing will not change the conclusions of the approved Transport Statement.

4.5.1 Update to Condition 20 (Servicing Hours)

We request the wording of Condition 20 attached to the Planning Permission be updated as follows, with changes indicated in **green text**:

"Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

- *07:00-07:30 to 20:00 Monday to Saturday*
- *07:00 ~~10:00~~ to 18:00 Sundays and Bank Holidays*

Deliveries prior to 10:00 on Sundays and Bank Holidays will only be carried out in transit vans, and will be carried out in line with the Servicing Hours Strategy prepared by Bruntwood SciTech, stamped as received by the City Council as Local Planning Authority on [insert date].

The approved details shall be implemented and remain in place for as long as the development is in use (and any subsequent permitted changes of use under Class E)"

4.6 Construction Management Plan

The Planning Permission establishes that a Construction Management Plan is to be submitted for approval prior to commencement of development. Due to a tight construction delivery programme, the condition wording to Condition 5 is proposed to be amended as follows:

4.6.1 Update to Condition 5 (Construction Management Plan)

We request the wording of Condition 5 attached to the Planning Permission be updated as follows, with changes indicated in **green text**:

*"Notwithstanding the Greenheys Development, Construction & Environmental Management Plan 24-03-23 by Bruntwood stamped as received on 10-05-23; Prior to the commencement of development (**excluding demolition and enabling works**), a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;*

- *Display of an emergency contact number;*
- *Details of wheel washing;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and*
- *Parking of construction vehicles and staff;*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan."

4.7 Backup Generator

UK Biobank's new storage will require a consistent electricity supply. Due to the occupier's specific storage requirements, the occupier requires a stand-by generator to provide the necessary level of on-site resilience to power supply.

The original requirement was for back-up generators to have capacity for eight hours of resilience. Since the Planning Permission was granted, the occupier has identified the need to extend the resilience period to 48 hours, in the case of prolonged infrastructural problem / interruption to supply. To achieve this requirement, the fuel tank is proposed to be relocated from the roof of the approved enclosed service bay to below ground within the service yard. The generator specification and location remain unchanged and there would be no visible change to the approved building.

The technical team has reviewed the approved technical assessments of the Planning Permission (ref: 136934/FO/2023) and due consideration has been given to the areas outlined below:

4.7.1 Air Quality

As noted within the Air Quality Assessment prepared by RSK, submitted with the Original Application: "There will be two back-up diesel generators set up on site, which will be used in the event of a power failure... Considering the limited usage of the back-up diesel generators, it is unlikely that there will be significant air quality impacts from the back-up diesel generators." RSK has confirmed that these conclusions will be unaffected by the proposed amendments. The tank will store HVO (a cleaner version of Diesel) and will be vented to the atmosphere at the fill point location.

Unlike petrol, such fuel is not ignited by sparks and fumes could only be a risk in very high concentration, a situation that will not occur in this scenario due to the inclusion of a vent.

4.7.2 Noise and Vibration

The Noise Assessment prepared by BDP and submitted with the Original Application sets out noise limits for fixed plant and equipment installations associated with the new development, including specific limits for 'Standby Plant' (which 'will only operate in the event of a mains power failure, or for other emergency life safety purposes'). The Noise Assessment concludes that: 'Based on the proposed new building proximity to the nearest noise sensitive receptors, these limits can be achieved with suitable equipment selections and conventional plant and equipment attenuation measures.' BDP has confirmed that these conclusions will be unaffected by the proposed amendments.

4.7.3 Servicing

The fuel tank would be serviced from a filling point below service yard, as shown in drawing GRE-BDP-ZZ-00-DR-A-20-900 P04. The introduction of a larger tank ensures that the generator would require less frequent "topping-up" of fuel (forecast to be approximately once per year). Curtins has confirmed that the

approved Transport Assessment and Waste Management Strategies will be unaffected by the proposed amendments.

4.7.4 Ground Conditions

The proposed subterranean fuel tank would comprise one 10,000 litre single compartment fuel tank; 2.5m diameter x 2.8m overall length.

Ground Investigations undertaken on Site to inform Phase 2 Ground Conditions report have investigated to a greater depth than the proposed depth of the fuel tank and therefore no further assessment is required in this respect.

4.7.5 Safety Maintenance

The tank will be built to British Standard BS EN 12285-1 Class A Type D.

A manhole and access chamber will be installed to allow for regular inspection of connections and the tank. The tank includes a 'Mono Chamber', which is welded to the tank. If there is ever an instance of a leak from a tank connection, the leak sensor would issue a notification and the leak would be immediately visible on inspection. In the unlikely situation that the tank has an issue, its contents can be safely pumped out to a 3rd party tanker, connections removed and top plate taken off to enable safe access to the inner tank.

In summary, the amendments to the fuel tank capacity will deliver required resilience to support the anchor tenant's operations. It is considered that the addition of the fuel tank will not represent a change to the fundamental components of the permission: there will be no visual change to the approved design, and the use of the building will not be impacted. The two backup generators were assessed as part of the original application, and the conclusions of the technical reports submitted with the original permission are unchanged.

4.8 Update to Condition 2 (Approved Plans and Documents)

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 1.1 below.

Table 1.1 Plans References

Drawing	Drawing Reference	Approved Revision	Amended Revision
Contextual Elevations	GRE-BDP-ZZ-XX-DR-A-20-110	P03	P04
Contextual Elevations	GRE-BDP-ZZ-XX-DR-A-20-109	P01	P04
General arrangement - Sections A & B	GRE-BDP-ZZ-XX-DR-A-20-103	P07	P09
General arrangement - West Elevation & East Elevation	GRE-BDP-ZZ-XX-DR-A-20-102	P11	P13
General arrangement - South Elevation	GRE-BDP-ZZ-XX-DR-A-20-101	P11	P13
General arrangement - North Elevation	GRE-BDP-ZZ-XX-DR-A-20-100	P12	P14
General Arrangement - Roof - Planning	GRE-BDP-ZZ-07-DR-A-20-900	P01	P02
General Arrangement - Sixth Floor (Plant) - Planning	GRE-BDP-ZZ-06-DR-A-20-900	P01	P02
General Arrangement - Fifth Floor - Planning	GRE-BDP-ZZ-05-DR-A-20-900	P01	P02
General Arrangement - Third Floor - Planning	GRE-BDP-ZZ-03-DR-A-20-900	P01	P02
General Arrangement - Second Floor - Planning	GRE-BDP-ZZ-02-DR-A-20-900	P01	P02
General Arrangement - First Floor - Planning	GRE-BDP-ZZ-01-DR-A-20-900	P01	P03
General Arrangement - Ground Floor - Planning	GRE-BDP-ZZ-00-DR-A-20-900	P01	P04
Landscape Colour Upper Floor Masterplan	GRE-BDP-ZZ-XX-DR-L-00-003	P04	P05
Landscape Colour Masterplan	GRE-BDP-ZZ-XX-DR-L-00-002	P06	P07
Landscape General Arrangements	GRE-BDP-ZZ-XX-DR-L-00-101	P06	P07
Landscape Paving Materials	GRE-BDP-ZZ-XX-DR-L-00-004	P03	P04
Landscape Planting Strategy Plan Upper Floor	GRE-BDP-ZZ-XX-DR-L-00-009	P03	P04
Landscape Planting Strategy Plan	GRE-BDP-ZZ-XX-DR-L-00-008	P03	P04
Landscape Tree Constraints Plan	GRE-BDP-ZZ-XX-DR-L-00-201	P03	P04
Landscape Levels Strategy Plan	GRE-BDP-ZZ-XX-DR-L-00-501	P04	P05
Landscape General Arrangements Roof Plan	GRE-BDP-ZZ-XX-DR-L-00-102	P04	P05

5 Planning Policy and Guidance

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 remain 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 on 5 September 2023, 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, and it is confirmed that the various conclusions will be unaffected by the proposed amendments. For details, please refer to the aforementioned technical assessments as approved by the Planning Permission (ref: 136934/FO/2023).

6 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.

It should be noted that the proposed amendments above are the result of detailed design development, and operational requirement of the anchor tenant. The proposed amendments are considered to be minor-material in nature.

The proposed amendments are in keeping with the original vision and objectives established by Planning Permission and will have no material effect on the siting, density and height of Planning Permission 136934/FO/2023. The proposed amendments will also have no material impact on the conclusions of technical reports approved via the Original Planning Permission.

As part of the consultation process, the amendments have been considered by the Local Planning Authority as minor-material amendments to the Planning Permission.

The amended scheme will continue to accord with the Development Plan when taken as a whole and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this application be approved by the Local Planning Authority.

7 Application Submission

This Application comprises this Covering Letter and the following documentation:

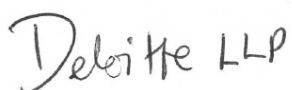
- Application Form and Notices prepared by Deloitte;

- Servicing Hours Strategy prepared by Bruntwood SciTech;
- Minor Material Amendment Statement prepared by BDP Architects;
- Application Drawings (detailed in Table 1.1) prepared by BDP Ltd; and,

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-12475927. I would be grateful if you could please confirm receipt of this fee.

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) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP

Encl.