

10 May 2023

FAO Jennifer Atkinson
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Greenheys Building, Manchester Science Park (MSP) SRF, Manchester

Application for Full Planning Permission

Please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for the erection of a building comprising six storeys of occupiable office and laboratory space, plus a level of plant above, in addition to cycle parking, landscaping, highways access and other associated works (the “Proposed Development”), on the site of the existing Greenheys Building within Manchester Science Park (MSP) (the “Site”)

The Site is approximately 0.67 ha and bound by Greenheys Lane to the west, the McDougall Centre Site and Burlington Street to the north, Pencroft Way to the east and the Base building to the south.

The Applicant for this development is Bruntwood SciTech (the “Applicant”).

There are three linked applications which are submitted concurrently:

- Full Planning Application for the Proposed Development;
- Application for Prior Approval of Demolition to clear the Site prior to the commencement of construction of the Proposed Development; and
- An application for Full Planning Permission for the continued use and revised operational strategy of the Denmark Road surface car park at MSP for a further temporary period of five years, to provide visitor car parking for MSP.

The Site forms part of MSP, a strategic employment location as identified in the Manchester Core Strategy (2012) within the Oxford Road Corridor. The strategic opportunity presented by MSP is set out within the endorsed MSP Strategic Regeneration Framework (SRF) (2018) and the subsequent SRF Addendum (2023). The Proposed Development responds to this context and supports the relocation of an

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internationally significant health research resource from its existing premises to a new purpose-built facility within MSP, which presents a live opportunity that will bring significant direct and indirect socio-economic benefits to MSP and the wider Oxford Road Corridor eco-system, strengthening Manchester's R&D capabilities and world leading reputation for life science and health innovation.

The Proposed Development will provide new flexible office and laboratory space which meets the sector specific requirements of occupiers in the science and technology sectors, by delivering a high specification Containment Level 2 laboratories for which there is specific need within the Oxford Road Corridor. The Proposed Development will therefore further enhance MSP's reputation as a location for world leading occupiers in the life sciences and healthcare sectors.

Description of Development

The Proposed Description of Development is as follows:

“Construction of a 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 proposals comprise two phases, as the redline boundary extends into the MacDougall site, which is expected to be brought forward for redevelopment at some point in the future. The definition of these phases seeks to ensure any overlapping planning permissions are severable and do not result in any underlying consents being extinguished. The phases comprise:

- Phase 1: Construction compound and removal of trees to allow access;
- Phase 2: Comprehensive redevelopment of the Site and associated landscaping and access.

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

- Application Form and Ownership Certificate – prepared by Deloitte LLP;
- Planning Statement – prepared by Deloitte LLP;
- Application Site Boundary and Location Plan – prepared by BDP;
- Existing and Proposed Site Plans, Sections and Elevations – prepared by BDP;
- Public Realm Plans – prepared by BDP;
- Masterplan Context Plan – prepared by BDP;
- Accommodation / Development Schedule – prepared by BDP;
- Design and Access Statement – prepared by BDP;

- Planning Statement – prepared by Deloitte LLP;
- Statement of Consultation – prepared by Deloitte LLP;
- Topographical Survey – prepared by N.D. Oliver;
- Landscaping Strategy – prepared by BDP;
- Flood Risk Assessment– prepared by DW Consulting;
- Drainage Strategy prepared by DW Consulting;
- Environmental Standards Statement – prepared by Silcock Leedham Group;
- Crime Impact Statement – prepared by GMP;
- Transport Statement – prepared by Curtins;
- Framework Travel Plan – prepared by Curtins;
- Noise Impact Assessment – prepared by BDP;
- Ground Conditions Assessment – prepared by NX Consulting;
- Ecology and Biodiversity Net Gain Assessment, prepared by Tyler Grange;
- Arboriculture Impact Assessment prepared by Tyler Grange;
- TV Reception Survey, prepared by G Tech;
- Air Quality Assessment, prepared by RSK;
- Sunlight and Daylight Assessment, prepared by GIA;
- Outline Construction Management Plan, prepared by Bruntwood SciTech Ltd;
- Local Labour Agreement, prepared by Bruntwood SciTech Ltd;
- Servicing and Waste Management Strategy, prepared by Curtins;
- Ventilation Strategy, prepared by Silcock Leedham;
- Lighting Strategy, prepared by BDP;
- Green and Blue Infrastructure Statement (Appendix 1 of Planning Statement), prepared by Deloitte LLP;
- Whole Life Carbon Assessment, prepared by Zed;

- Archaeological Statement, prepared by Salford Archaeology;
- Detailed Unexploded Ordnance (UXO) Risk Assessment, prepared by NX Consulting; and
- Desktop Wind Microclimate Study, Prepared by GIA.

The approach to the application documentation has been agreed with MCC as LPA as part of pre-application engagement.

Application Fee

Payment of the planning application fee in the sum of £47,699 has been made via BACS payment. I would be grateful if you could please confirm receipt of this fee.

If there are any points of clarification required, please do not hesitate to contact me or my colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk) or Eithne Fitzgerald (0161 455 6963 / eithnefitzgerald@deloitte.co.uk)

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP