

09 February 2023

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

Dear Jennifer,

Base, Manchester Science Park Application for a Change of Use and Full Planning Permission

Please find enclosed an application for the Change of Use of Levels 1 and 2 of the Base Building at Manchester Science Park (MSP) from Use Class E (Office) to F.1a (Education) and Full Planning Permission for associated minor external alterations on the eastern elevation façade and landscaping for the inclusion of a new fire escape door (the “Proposed Development”).

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 recently 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. Levels 1 and 2 of the Base building comprise office floorspace.

The Applicant has now received interest from a potential occupier that proposes to provide an education use on Levels 1 and 2 of the Base building. As the existing Base consent enables the use of the building for office use, there is a need to apply for a change of use to Levels 1 and 2 from office (Use Class E) to education use (Use Class F.1).

To meet future operational requirements, a new internal staircase and fire escape is required, which results in the need for minor alterations to the east elevation façade and landscaping.

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

“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) and Full Planning Permission for associated external alterations to the east elevation façade and landscaping from the inclusion of a new fire escape”

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;
- Drawings & Plans – outlined below;
- Design and Access Statement – prepared by Bridge Architects;
- Planning Statement, including Statement of Consultation – prepared by Deloitte LLP;
- Operational Management Strategy – prepared by the Applicant;
- Environmental Noise Assessment, August 2019 – prepared by BDP;
- External Plant Noise Assessment, January 2022 – prepared by Stroma;
- Building Services Noise Commissioning Measurements October 2022 – prepared by Stroma;
- Plant Noise Egress Assessment – prepared by BDP;
- Interim Travel Plan, September 2019 – prepared by Curtins;
- Transport Statement, September 2019 – prepared by Curtins;
- Transport Statement Addendum – prepared by Curtins;
- Waste Management Strategy, September 2019 – prepared by Curtins; and
- Waste Management Strategy Addendum – prepared by Curtins.

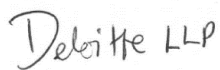
Drawings & Plans

Drawing Reference	Drawing Title	Author
0237-BA-BAR-01-XX-DR-A-05-0501	Existing Location Site Plan	Bridge Architect
0237-BA-BAR-01-XX-DR-A-05-0510	Existing Plans – Ground, Mezz, 01, 02	Bridge Architects
0237-BA-BAR-01-XX-DR-A-05-0511	Proposed Plans – Ground, Mezz, 01, 02	Bridge Architects
0237-BA-BAR-01-XX-DR-A-05-0520	Existing Elevations: East	Bridge Architects
0237-BA-BAR-01-XX-DR-A-05-0521	Proposed Elevations: East	Bridge Architects
BA-BDP-01-XX-DR-L-(9-)L101 (5)	Landscape General Arrangement	BDP

BAS-BDP-ZZ-00-PL-A-2001 P04	Existing Part Ground Floor Plan and Proposed New Staircase Layout	BDP
BAS-BDP-ZZ-01-PL-A-2001 P04	Existing Part First Floor Plan and Proposed New Staircase Layout	BDP
BAS-BDP-ZZ-02-PL-A-2001 P04	Existing Part Second Floor and Proposed New Staircase Layout	BDP
BAS-BDP-ZZ-MZ-PL-A-2001 P04	Existing Part Mezzanine Floor Plan and Proposed New Staircase Layout	BDP
BAS-BDP-ZZ-XX-SE-A-3801 P05	Existing Building Section and Proposed Section Through New Staircase	BDP
BAS-BDP-ZZ-XX-SE-A-3802 P03	Existing Part Longitudinal and Proposed Section Through New Staircase	BDP

The application has been submitted on the Planning Portal with reference PP-11430852. 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

Deloitte LLP