

24 October 2022

FAO Robert Griffin
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Robert,

Ev0 Building; Didsbury Technology Park; Manchester – Application for Full Planning Permission

Please find enclosed a Full Planning Application, which seeks approval from Manchester City Council for the development of land bound by Sir Williams Siemens House to the north, surface level car parking to the east, Spire Manchester Private Hospital to the south and a lawned area to the west (with Princess Parkway beyond) (the 'Site'). The Site comprises approximately 1.67 hectares of previously developed land located within Didsbury Technology Park; Manchester.

The Applicant is Bruntwood (Didsbury TP) Ltd, which is part of the Bruntwood Group. Bruntwood is an extremely experienced developer with an objective to create thriving cities. It holds one of the largest commercial property portfolios in the North West and has a strong track record of delivering and operating high quality commercial office schemes across Manchester, including Citylabs, Bright Building, Circle Square and Ohm Building.

The Ev0 building (also referred to as 'Building D1') has been designed with sustainability at the forefront and aims to be one of the lowest carbon workspaces in the United Kingdom once completed. During its operation, the Ev0 building will be zero carbon due to its sustainable design. All of the energy supplied to the development will be generated on Site through solar PVs or through Bruntwood Group's co-operative windfarm. Together, the Ev0 building will create a blueprint for future sustainable workspaces across the country.

The Site is located within an area that is subject to a Site Allocation identified for commercial development under Saved UDP Policy DB12b. The strategic objectives for this area were endorsed by the City Council via the Siemens Development Framework (2014), which provides guiding principles for the future delivery of the masterplan. Within this context, Bruntwood seeks to deliver a market leading low-carbon development in accordance with the City's strategic objectives, planning policy and guidance.

Description of Development

An application for Full Planning Permission is being submitted for the Proposed Development. This comprises the following:

- Erection of six storey office building (ground plus five storeys), comprising 10,409 sqm (GEA) Grade A office space;
- Ground floor café within office building (185 sqm (NIA))
- Erection of three storey car park deck (ground plus two storeys) and reconfiguration of existing surface level car parking to provide 465 operational car parking spaces (of which 232 spaces will be allocated for use by the Ev0 Building, 100 will be allocated for use by Siemens and 68 allocated for use by Building D3). Space for a further 65 spaces will be provided in the car park deck, but are not currently proposed to be operational as part of this planning application.
- A total of 110 cycle parking spaces within the car parking deck, including 10 within the public realm.
- High quality hard and soft landscaping throughout the Site, and
- Access improvements and upgraded junction at Barlow Moor Road entrance, including provision of two new signalised pedestrian crossings.

The proposed Description of Development is as follows:

“Construction of a ground plus five storey commercial office building (Use Class E(c)(i,ii,iii), Use Class E (g)(i,ii)), with ancillary café on ground floor (Use Class E(b)), erection of ground plus two storey car park deck (Sui Generis) together with landscaping and highway works, and other associated works.”

Application Documentation

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

- Planning Application Form and Ownership Certificates;
- Covering Letter prepared by Deloitte;
- Application Site Boundary and Location Plan prepared by Sheppard Robson;
- Existing and Proposed site plans, sections and elevations (including drawing schedule) prepared by Sheppard Robson;
- Landscaping Design and Access Statement including Illustrative Masterplan, Lighting Strategy and associated landscaping drawings prepared by Layer Studios;
- Water Easement Plan prepared by Layer Studios;

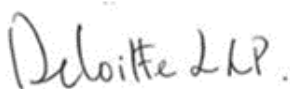
- Accommodation Schedule prepared by Sheppard Robson;
- Design and Access Statement (incorporating Waste Management and Servicing Strategy) prepared by Sheppard Robson (with input from Curtins);
- Planning Statement (including Green and Blue Infrastructure Statement) prepared by Deloitte;
- Economic Case prepared by Ekosgen;
- Statement of Community Consultation prepared by Deloitte;
- Topographical Survey prepared by Bruntwood;
- Flood Risk Assessment and Drainage Strategy prepared by Ramboll;
- Environmental Standards Statement including Energy Strategy and BREEAM Pre-Assessment prepared by Ramboll;
- Townscape and Visual Impact Assessment prepared by Layer Studios;
- Heritage Statement prepared by Deloitte;
- Crime Impact Statement prepared by Greater Manchester Police: Design For Security
- Preliminary Risk Assessment and Ground Conditions Report (including confirmation letter) prepared by Ian Farmer Associates;
- TV Reception Survey prepared by G-Tech;
- Local Labour Agreement prepared by Bruntwood;
- Ventilation Strategy prepared by Ramboll;
- Archaeological Desk Based Assessment prepared by WYG;
- Arboricultural Survey prepared by Brookes Ecological;
- Ecology Phase 1 Desk Survey prepared by Brookes Ecological;
- Acoustic Report prepared by Ramboll;
- An Environmental Statement of the proposals, comprising:
 - Volume 1: Environmental Statement including:
 - Introduction
 - Methodology

- Site, Surroundings and Description of Proposals
- Consideration of Alternatives
- Construction Management and Phasing
- Traffic and Transport
- Air Quality
- Human Health
- Climate Change
- Type 1 Cumulative Effects
- Summary of Residual Impacts
- Volume 2: Technical Appendices
 - Transport Statement and Framework Travel Plan
 - Air Quality Assessment
- Volume 3: Non-Technical Summary

Application Fee

Payment of the planning application fee in the sum of £46,871.00 has been made via the Planning Portal (ref: PP-11298810). I would be grateful if you could please confirm receipt of this fee. I would be grateful for written confirmation of receipt and registration of this application. 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 Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk).

Yours sincerely



Deloitte LLP