



MANCHESTER BUSINESS PARK

Boundary Analysis

March 2026

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This document has been produced by Land Studio on behalf of Motion Project Management. The contents of the document are intended for submission with a planning application related to the redevelopment proposals at Manchester Business Park. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

INTRODUCTION

The following exercise is to analyse the northern boundary of the proposed business park development at Manchester Business Park near Manchester Airport. The report will include a visual representation exercise completed last year for the project, which analyses three views from the adjacent neighbourhood to the north, and with the proposed buildings placed within the views indicatively.

Because it is now winter and the vegetation is dormant, and also because there is no access to the private gardens of residences on the opposite side of the northern boundary from the proposed scheme, the analysis will focus on views in the opposite direction (towards the neighbourhood) to determine the effectiveness of the existing plantings, both evergreen and deciduous, in screening views of the proposed scheme.

There are further constraints on the planting design of the scheme due to requirements of the Aerodrome Safety Officer (ASO) that prohibits certain plants that will attract birds and thereby pose a safety risk for aeroplanes. Additionally, the scheme has worked hard to retain as much vegetation on site and enhance this vegetation in order to attain as much Biodiversity Net Gain (BNG) on site as feasible and reduce the requirement for offsetting elsewhere.

This report contains a more thorough analysis of the site and a set of recommendations that will find a balance between these various these constraints.

INTRODUCTION

The proposal is for a new two-storey office complex on Aviator Way, Manchester Business Park, next to Manchester Airport. The site is currently vacant land adjacent to and between two existing office complexes on Aviator Way, north of the A555 and the Airport. The landscape masterplan of the site preserves the majority of trees and vegetation surrounding the site that offer screening and ecological connectivity.

The proposal is for four new buildings with areas as follows:

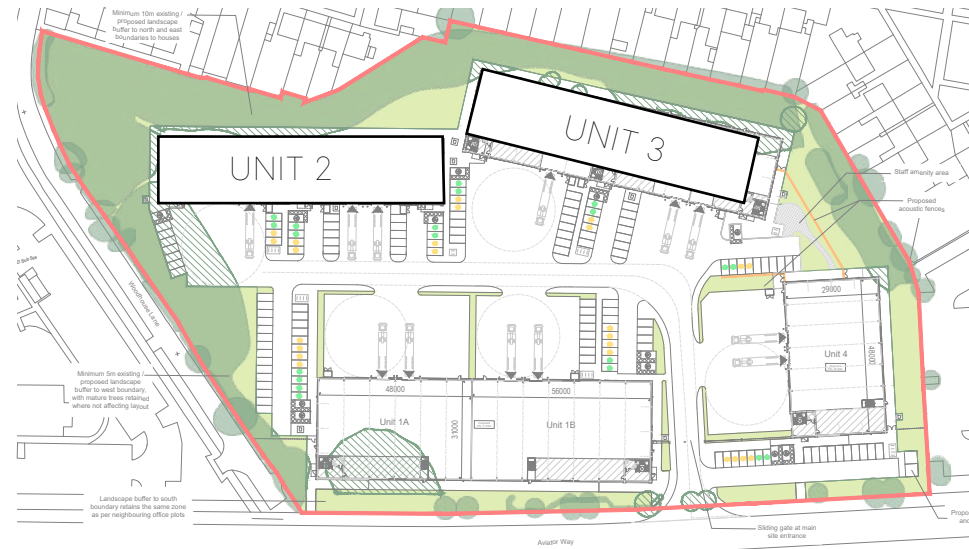
Unit 1: 3,120 m² (1A: 1,440 m² + 1B: 1,680 m²)

Unit 2: 1,760 m² (2A: 800 m² + 2B: 480 m² + 2C: 480 m²)

Unit 3: 2,400 m² (3A: 1,000 m² + 3B: 800 m² + 3C: 600 m²)

Unit 4: 1,344 m²

This report focuses on screening between the adjacent neighbourhood to the north and units 2 and 3 particularly.



Site Location

MANCHESTER BUSINESS PARK: **SITE VIEWS AND ANALYSIS**

01

MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

Land Studio conducted an initial site visit on 7th September 2025 to conduct an LVA and site assessment. A few rooftops from the adjacent neighbourhood are visible in this view. Existing vegetation on the interior of the site blocks the majority of views to the north on that boundary when the vegetation and trees are in leaf.



MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

Land Studio conducted another site visit on 25th February 2026 to determine the height and effectiveness of the existing wintertime screening along the northern boundary of the scheme and to use this information to inform landscape proposals for improving the screening with respect to the views from the adjacent neighbourhood to the north. Note that this view is further back than the previous. The findings of this site survey and recommendations for screening are to follow.



View of standing water underneath boundary blackthorn plantings



Although the entire site was muddy with some ponding, the northern boundary was impenetrable due to presence of blackthorn and much deeper standing water.



MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

This is a set of visual representations of the proposals for the Manchester Business Park site. Three views were selected to show conceptually how the proposed buildings would appear from the adjacent neighbourhood to the north. These views were assessed when the vegetation was still in leaf; further analysis during winter follows each view.



MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

VIEW 1: Woodhouse Lane - Autumn View (in leaf)

Before Proposed Development



After Proposed Development



Location of Viewpoint

MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

VIEW 1: Woodhouse Lane - Winter Views

The density of the branches, height of the existing trees and presence of Ivy (which is evergreen) all contribute to the current screening of the northwest corner of the site, even though it is wintertime when vegetation is not in leaf.



Views from interior of site towards northwest corner



View from public footpath on western boundary towards northwest corner



View from corner along northern boundary



Views from Woodhouse Lane towards northwest corner



Existing vegetation (both evergreen and deciduous) provides an effective screen in this view. Circle indicates areas that require additional screening.

MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

VIEW 2: Lenham Walk- Autumn View (in leaf)

Before Proposed Development



After Proposed Development



Location of Viewpoint

MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

VIEW 2: Lenham Walk- Winter View



Existing vegetation (both evergreen and deciduous) provides an effective screen in this view. Circle indicates areas that require additional screening.

MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

VIEW 3: Thornsgreen Road- Autumn View (in leaf)

Before Proposed Development



After Proposed Development



Location of Viewpoint

MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

VIEW 3: Thornsgreen Road- Winter View



Existing vegetation (both evergreen and deciduous) accomplishes some light screening in this view. Note the proximity of the boundary plantings to the rear garden of this residence - changing the plantings or replacing the fence would cause significant disruption to this resident. Circle indicates that this entire section does require some additional screening.

MANCHESTER BUSINESS PARK: SITE VIEWS AND ANALYSIS

Other Wintertime Views from Adjacent Neighbourhood to North



Conclusion of site visit analysis:

- The existing site has very wet soils, particularly on the northern boundary. Whilst there will be dry periods in summer, the success of proposed plantings depends on the ability of the plants to withstand winter wet periods, and this limits what can be planted.
- Existing evergreen trees along boundaries are large, well established and provide excellent screening.
- Deciduous trees also provide an effective screen when planted en masse.
- The existing fence line along the northern boundary is where most of the taller evergreen plants are located now, and if the fence is replaced, this will cause damage to or require removal of most of these mature plants. It will also cause great disruption to the rear gardens of all the adjacent residents during construction.
- For the above reasons the recommendations are: retain the existing plantings and fence, and add new plantings (both evergreen and deciduous) to ensure success of plants and the least amount of disruption to the neighbouring residents.

MANCHESTER BUSINESS PARK: **SITE PLAN AND SECTIONS**

02

Sewer connection route to be replanted with scrub S4 - route to avoid Tree Root Protection Zones

Native evergreen Yew to be hand planted as close to boundary as feasible to fill in gaps in screening

Mix of 56 evergreen and deciduous hand planted native trees (Alnus, Salix, Betula, Corylus and Taxus) to complete screening within scrub area

Existing fence on boundary retained

Proposed hedgerow and trees along development edge will further screen buildings

Hand planting of shrubs and trees in protected areas

Acoustic Fence with S2 Vertical planting in front

Hand planting of shrubs in RPAs

WOODHOUSE LANE
LINCOMBE ROAD
THORNSGREEN RD
LENHAM WALK
AVIATOR WAY
PUBLIC FOOTPATH

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Hand planting of shrubs and trees in protected areas

Hand planting of shrubs and trees protected areas

Acoustic Freq
with S2 Vertical plantr
in fro

Hand planting of shrubs in RPAs

MANCHESTER BUSINESS PARK: TREES FOR SCREENING

The following trees have been selected because of their ability to screen the site whilst also being all native (for BNG purposes) and able to withstand the wet conditions of the soil on the site. Habit and growth rate are estimated, individual plants may vary.



Common Yew (*Taxus baccata*)

Habit: Rounded dome

Height: 10-20m

Width: 6-15m

Typical growth rate: 0.5m / year

Native: Yes

Availability: 3m hedging and 4m clearstem



White Willow (*Salix alba*)

Habit: Columnar

Height: 15-25m

Width: 8-10m

Typical growth rate: 1.5m / year

Native: Yes

Availability: 3m +



Alder (*Alnus glutinosa*)

Habit: Columnar

Height: 10-20m

Width: 6-15m

Typical growth rate: 0.5 - 1m / year

Native: Yes

Availability: 3m +



Hazel (*Corylus avellana*)

Habit: Rounded

Height: 4-10m

Width: 3-5m

Typical growth rate: 0.5m / year

Native: Yes

Availability: 3m +



Silver Birch (*Betula pendula*)

Habit: Columnar

Height: 15-25m

Width: 8-10m

Typical growth rate: 0.5m / year

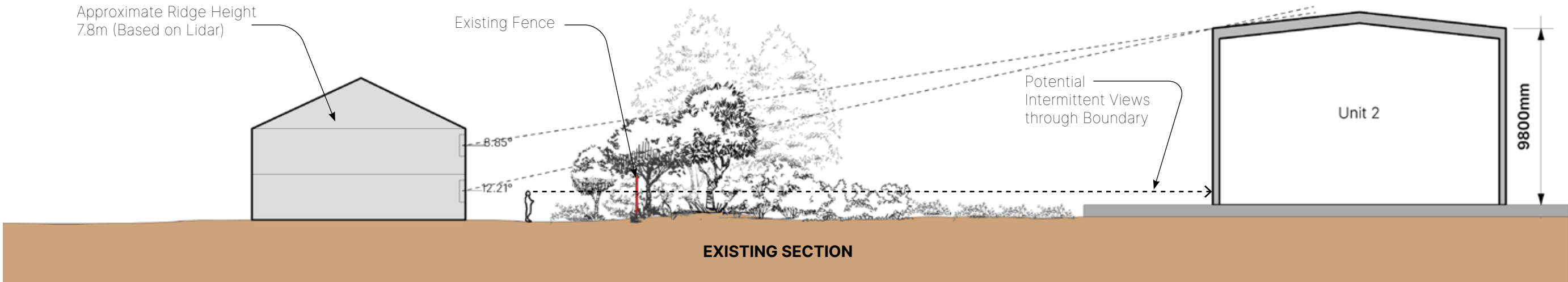
Native: Yes

Availability: 3m +

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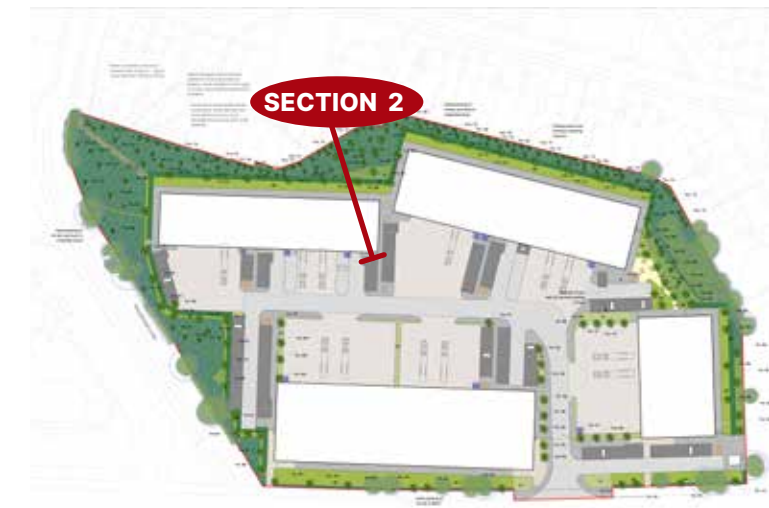
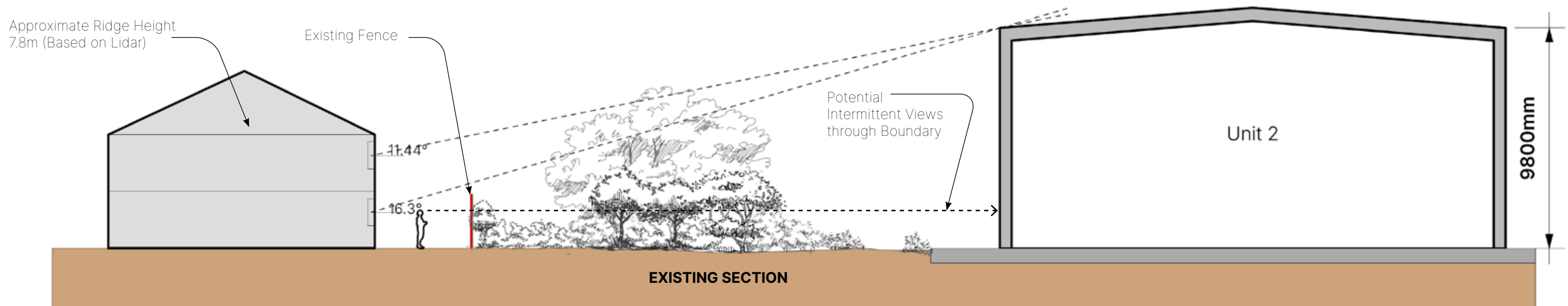
MANCHESTER BUSINESS PARK: SITE PLAN AND SECTIONS

SECTION 1: Northwest Corner



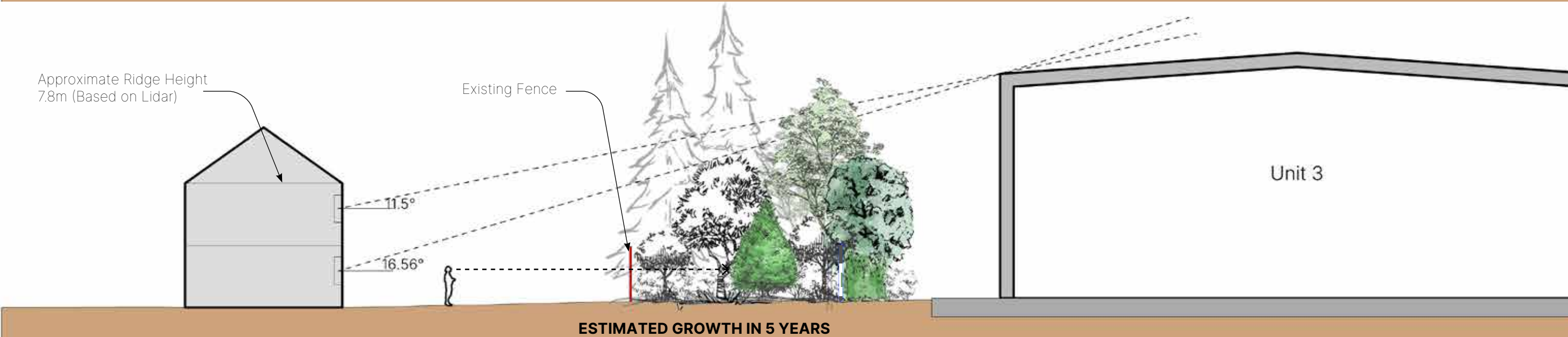
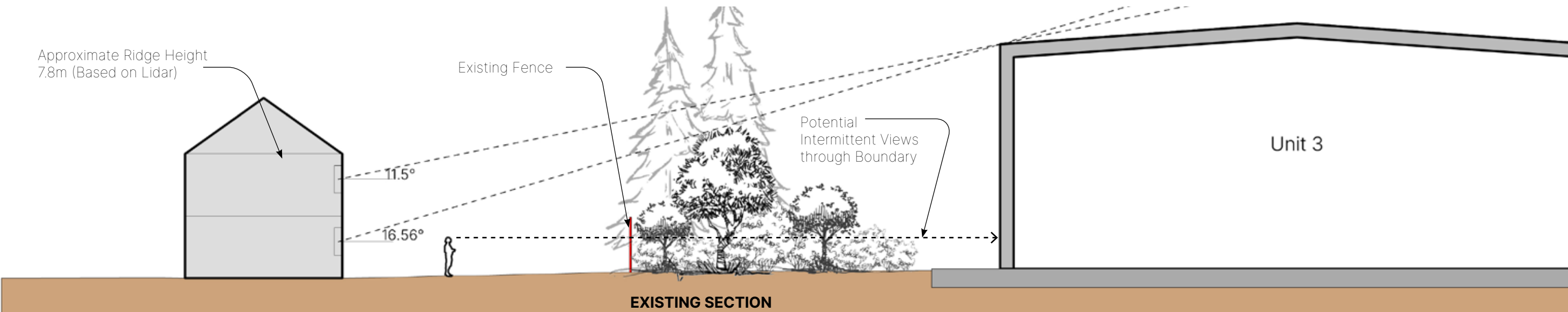
MANCHESTER BUSINESS PARK: SITE PLAN AND SECTIONS

SECTION 2: Centre of Site



MANCHESTER BUSINESS PARK: SITE PLAN AND SECTIONS

SECTION 3: Near Northeast Corner



MANCHESTER BUSINESS PARK: **3D VISUALISATION**

03

MANCHESTER BUSINESS PARK: INTERIOR BOUNDARY ANALYSIS

Looking again at the interior view of the site, it is apparent that there are several gaps in the existing vegetation that need to be filled in order to effectively screen the site from the adjacent neighbourhood. The proposed development has a height of 9.8m, and the existing adjacent houses are approximately 7.8m. The existing adjacent office building to the east in the view is 12m (latter two measurements based on 2022 LIDAR).

Note: The photo is a panorama so there may be distortion of the perspective in the view.



The circles above are a closer view of a segment of the panorama view and they illustrate that what needs to be screened in the short term is the windows of the adjacent homes, so that people in the homes and in the back gardens will not be looking directly into the site at the new buildings. The longer term strategy will be to screen the entire scheme from view, this can be achieved through the planting strategy that follows.

MANCHESTER BUSINESS PARK: 3D VISUALISATION - AT PLANTING

This view portrays an estimated height and screening capacity of the proposed vegetation at time of planting. This is based on available sizes of the specified trees, however it is only an estimate and may vary when planted.

It is recommended that the landscape architect is appointed to be present on site and help with positioning of trees to ensure best screening.

Note: The photo is a panorama so there may be distortion of the perspective in the view.



The circles above are on a closer view of a segment of the panorama view and when compared to the previous page they illustrate that at time of planting, people inside the homes and in the back gardens will not be looking directly into the site at the new buildings.

MANCHESTER BUSINESS PARK: 3D VISUALISATION - FIVE YEARS GROWTH

This view portrays an estimated height and screening capacity of the proposed vegetation after five growing seasons. This is based on average growth rates for the specified trees, however it is only an estimate and may vary in reality.

Note: The photo is a panorama so there may be distortion of the perspective in the view.



MANCHESTER BUSINESS PARK: 3D VISUALISATION - BUILDING AREA

It should also be noted that there will be trees and hedging planted along the development boundary, which will further assist in screening the site, particularly where they are close to the north boundary. However, in order to understand the effectiveness of the screening tree plantings in the natural area along the northern part of the site, these trees are not included in the previous visualisations.

Please note that these illustrations are indicative and are not accurately scaled. The photo is a panorama so there may be distortion of the perspective in the view.

