Government Property Agency

MANCHESTER DIGITAL CAMPUS

Supporting Statement – Section 96A Planning Application

MDCX-WSP-ZZ-XX-RP-Z-040000
FEBRUARY
2026

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PROJECT NO. UK0029936.7171

OUR REF. NO. MDCX-WSP-ZZ-XX-RP-Z-040000

REVISION: P01

DATE: FEBRUARY 2026

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QUALITY CONTROL

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1 INTRODUCTION

This Section 96A planning application seeks minor and non-material amendments to planning application 141607/FO/2024, which was consented on 21 February 2025.

AtkinsRéalis was retained by the Government Property Agency (GPA) up to the end of RIBA Stage 2 (Concept Design), including the original planning application. WSP is now retained by the GPA as its lead design consultant to advance the scheme, with the architecture being coordinated through WSP's sub-consultant TP Bennett.

RIBA Stage 3 (Spatial Coordination) has now been completed and the opportunity taken to improve the design through minor and non-material amendments. This Section 96A planning application captures and explains these amendments to the approved planning permission. Leading up to this submission there has been ongoing and positive engagement with the Council Planners, and it was agreed a Section 96A planning application was appropriate to capture the proposed amendments.

2 EXECUTIVE SUMMARY

This document details all the proposed amendments to the planning permission and explains the rationale. A full review of the Environmental Impact Assessment has been undertaken in light of the proposed amendments and this is explained. In addition to this document, a detailed set of drawings has been submitted as part of the application.

Table 2-1 – Proposed Amendments to the Planning Permission

PROPOSED AMENDMENT	RATIONALE
Reduction in floor to floor heights of both buildings	Detailed design has allowed a reduction in floor to floor heights, reducing the massing of both buildings, helping to reduce the impact on neighbouring buildings and save embodied carbon.
Increase in height of North Building roof plant screen	The plant screen of the North Building has increased in height relative to the plant deck to hide all the rooftop plant, including the PV panels, but this has been offset by the reduction in floor to floor heights.
Removal of the pre-cast fins from the Northern Building and maintaining the outside facade line to the south elevation	Removal of fins has reduced the overall plan dimensions and by maintaining the south facade line, the North Building now does not encroach on the easement of the 900 mm diameter combined sewer which runs between the northern elevation and the boundary with the school.
Minor amendments to entrances of both buildings	Amendment made to reduce visitor queuing has resulted in a revised layout of turnstiles, revolving doors and glazing layout.
Minor amendments to landscape designs	Minor amendments resulting from detailed design improving the biodiversity net gain.
Minor amendments to the mechanical and electrical design	Through design development minor changes have been made to improve the energy efficiency.
Increase of level of public realm by 500mm	External levels (site wide) were raised by 500mm across the Site to meet a change in building finished floor levels. Steps/ramp with associated tactile paving have been added to the front entrance of the South Building to meet level differences and provide level access into all of the main entrances.

3 PLANNING DRAWINGS

The following table identifies the original drawing numbers and titles produced by AtkinsRéalis that were consented in February 2025 and next to these the appropriate replacement drawing number and title.

3.1 SITE OR SHARED

Original Consented Drawing		Section 96A Drawing	
Number	Title	Number	Title
MDCX-ATR-ZZ-ZZ-DR-A-012021	Contextual - North Building - North and South Elevations incl. Boundary Wall	**MDCX-TPB-ZZ-ZZ-DR-A-042021**	Contextual - North Building - North and South Elevations incl. Boundary Wall
MDCX-ATR-ZZ-ZZ-DR-A-012022	Contextual - North Building - North and South Elevations behind Boundary wall	**MDCX-TPB-ZZ-ZZ-DR-A-042022**	Contextual - North Building - North and South Elevations behind Boundary Wall
MDCX-ATR-ZZ-ZZ-DR-A-012020	Contextual - South Building - North and South Elevations	**MDCX-TPB-ZZ-ZZ-DR-A-042020**	Contextual - South Building - North and South Elevations
MDCX-ATR-ZZ-ZZ-DR-A-012024	Contextual East and West Elevations behind Boundary Wall	**MDCX-TPB-ZZ-ZZ-DR-A-042024**	Contextual - East and West Elevations - behind Boundary Wall
MDCX-ATR-ZZ-ZZ-DR-A-012023	Contextual East and West Elevations	**MDCX-TPB-ZZ-ZZ-DR-A-042023**	Contextual - East and West Elevations - incl. Boundary Wall
MDCX-ATR-ZZ-B1-DR-A-011001	Basement - Undercroft GA Plan	**MDCX-TPB-ZZ-B1-DR-A-041001**	Basement - Undercroft GA Plan
MDCX-ATR-ZZ-ZZ-DR-A-012005	West GA Elevation	**MDCX-TPB-ZZ-ZZ-DR-A-042005**	North & South Building - West GA Elevation
MDCX-ATR-ZZ-ZZ-DR-A-012006	West GA Elevation incl. Boundary Wall	**MDCX-TPB-ZZ-ZZ-DR-A-042006**	North & South Building - West GA Elevation - incl. Boundary Wall
MDCX-ATR-ZZ-ZZ-DR-A-012007	East GA Elevation	**MDCX-TPB-ZZ-ZZ-DR-A-042007**	North & South Building - East GA Elevation
MDCX-ATR-ZZ-ZZ-DR-A-012008	East GA Elevation incl. Boundary Wall	**MDCX-TPB-ZZ-ZZ-DR-A-042008**	North & South Building - East GA Elevation - incl. Boundary Wall
MDCX-ATR-ZZ-ZZ-DR-A-013001	Sections	**MDCX-TPB-ZZ-ZZ-DR-A-043001**	Site Sections

3.2 NORTH BUILDING

Original Consented Drawing		Section 96A Drawing	
Number	Title	Number	Title
MDCX-ATR-01-00-DR-A-011010	North Building - Ground Floor GA Plan	**MDCX-TPB-Z1-00-DR-A-041001**	North Building - Ground Floor GA Plan
MDCX-ATR-01-RF-DR-A-011012	North Building - Roof GA Plan	**MDCX-TPB-Z1-RF-DR-A-041001**	North Building Roof GA Plan
MDCX-ATR-01-ZZ-DR-A-011013	North Building - Floors 01-08 GA Plans	**MDCX-TPB-Z1-ZZ-DR-A-041001**	North Building Floors 01-08 GA Plans
MDCX-ATR-01-ZZ-DR-A-012001	North Building - South GA Elevation	**MDCX-TPB-Z1-ZZ-DR-A-042001**	North Building South GA Elevation
MDCX-ATR-01-ZZ-DR-A-012002	North Building - South GA Elevation incl. Boundary Wall	**MDCX-TPB-Z1-ZZ-DR-A-042002**	North Building South GA Elevation incl. Boundary Wall
MDCX-ATR-01-ZZ-DR-A-012003	North Building - North GA Elevation	**MDCX-TPB-Z1-ZZ-DR-A-042003**	North Building North GA Elevation
MDCX-ATR-01-ZZ-DR-A-012004	North Building - North Elevation incl. Boundary Wall	**MDCX-TPB-Z1-ZZ-DR-A-042004**	North Building North GA Elevation incl. Boundary Wall
MDCX-ATR-01-ZZ-DR-A-100001	North Building - Full Height Elevational Study	**MDCX-TPB-Z1-ZZ-DR-A-044001**	North Building Full Height Elevational Study
MDCX-ATR-01-ZZ-DR-A-100002	North Building - Boulevard Entrance	**MDCX-TPB-Z1-ZZ-DR-A-044002**	North Building Boulevard Entrance
MDCX-ATR-01-ZZ-DR-A-100003	North Building - Ground Floor Bay	**MDCX-TPB-Z1-ZZ-DR-A-044003**	North Building Ground Floor Bay
MDCX-ATR-01-ZZ-DR-A-100004	North Building - Typical Upper Floor Bay	**MDCX-TPB-Z1-ZZ-DR-A-044004**	North Building Typical Upper Floor Bay
MDCX-ATR-01-ZZ-DR-A-100005	North Building - Upper Floor Bay (Plant Screen)	**MDCX-TPB-Z1-ZZ-DR-A-044005**	North Building Upper Floor Bay (Plant Screen)
MDCX-ATR-01-ZZ-DR-A-100006	North Building - Steps-Corners-Variations Sheet 1 of 3	**MDCX-TPB-Z1-ZZ-DR-A-044006**	North Building Steps-Corners-Variations Sheet 1 of 3
MDCX-ATR-01-ZZ-DR-A-100007	North Building - Steps-Corners-Variations Sheet 2 of 3	**MDCX-TPB-Z1-ZZ-DR-A-044007**	North Building Steps-Corners-Variations Sheet 2 of 3
MDCX-ATR-01-ZZ-DR-A-100008	North Building - Steps-Corners-Variations Sheet 3 of 3	**MDCX-TPB-Z1-ZZ-DR-A-044008**	North Building Steps-Corners-Variations Sheet 3 of 3
MDCX-ATR-01-ZZ-DR-A-100009	North Building - Typical Detail	**MDCX-TPB-Z1-ZZ-DR-A-044009**	North Building Typical Detail

3.3 SOUTH BUILDING

Original Consented Drawing		Section 96A Drawing	
Number	Title	Number	Title
MDCX-ATR-03-00-DR-A-011030	South Building - Ground Floor GA Plan	**MDCX-TPB-Z3-00-DR-A-041001**	South Building Ground Floor GA Plan
MDCX-ATR-03-RF-DR-A-011032	South Building - Roof GA Plan	**MDCX-TPB-Z3-RF-DR-A-041001**	South Building Roof GA Plan
MDCX-ATR-03-ZZ-DR-A-011033	South Building - Floors 01-07 GA Plans	**MDCX-TPB-Z3-ZZ-DR-A-041001**	South Building Floors 01-07 GA Plans
MDCX-ATR-03-ZZ-DR-A-012009	South Building - South GA Elevation	**MDCX-TPB-Z3-ZZ-DR-A-042001**	South Building South GA Elevation
MDCX-ATR-03-ZZ-DR-A-012010	South Building - North GA Elevation	**MDCX-TPB-Z3-ZZ-DR-A-042003**	South Building North GA Elevation
MDCX-ATR-03-ZZ-DR-A-100030	South Building - Full Height Elevational Study	**MDCX-TPB-Z3-ZZ-DR-A-044001**	South Building Full Height Elevational Study
MDCX-ATR-03-ZZ-DR-A-100031	South Building - Ground Floor Bay (Typical and Retail Variant 1)	**MDCX-TPB-Z3-ZZ-DR-A-044002**	South Building Ground Floor Bay (Typical and Retail Variant 1)
MDCX-ATR-03-ZZ-DR-A-100032	South Building - Ground Floor Bay (Retail Variants 2 and 3)	**MDCX-TPB-Z3-ZZ-DR-A-044003**	South Building Ground Floor Bay (Typical and Retail Variant 2 & 3)
MDCX-ATR-03-ZZ-DR-A-100033	South Building - Great Ancoats Street Entrance - Sheet 1 of 2	**MDCX-TPB-Z3-ZZ-DR-A-044004**	South Building Great Ancoats Street Entrance Sheet 1 of 2
MDCX-ATR-03-ZZ-DR-A-100034	South Building - Great Ancoats Street Entrance - Sheet 2 of 2	**MDCX-TPB-Z3-ZZ-DR-A-044005**	South Building Great Ancoats Street Entrance Sheet 2 of 2
MDCX-ATR-03-ZZ-DR-A-100035	South Building - Boulevard Entrance	**MDCX-TPB-Z3-ZZ-DR-A-044006**	South Building Boulevard Entrance
MDCX-ATR-03-ZZ-DR-A-100036	South Building - Typical Upper Floor Bay	**MDCX-TPB-Z3-ZZ-DR-A-044007**	South Building Typical Upper Floor Bay
MDCX-ATR-03-ZZ-DR-A-100037	South Building - Upper Floor Bay (Plant Screen)	**MDCX-TPB-Z3-ZZ-DR-A-044008**	South Building Upper Floor Bay (Plant Screen)
MDCX-ATR-03-ZZ-DR-A-100038	South Building - Steps-Corners-Variations Sheet 1 of 3	**MDCX-TPB-Z3-ZZ-DR-A-044009**	South Building Steps-Corners-Variations Sheet 1
MDCX-ATR-03-ZZ-DR-A-100039	South Building - Steps-Corners-Variations Sheet 2 of 3	**MDCX-TPB-Z3-ZZ-DR-A-044010**	South Building Steps-Corners-Variations Sheet 2
MDCX-ATR-03-ZZ-DR-A-100040	South Building - Steps-Corners-Variations Sheet 3 of 3	**MDCX-TPB-Z3-ZZ-DR-A-044011**	South Building Steps-Corners-Variations Sheet 3
MDCX-ATR-03-ZZ-DR-A-100041	South Building - Typical Detail	**MDCX-TPB-Z3-ZZ-DR-A-044012**	South Building Typical Detail

3.4 LANDSCAPE DRAWINGS

Original Consented Drawing		Section 96A Drawing	
Number	Title	Number	Title
MDCX-ATR-ZZ-ZZ-DR-L-231001	North Building Landscape General Arrangement	**MDCX-WSP-LA-ZZ-DR-L-040102**	General Arrangement Plan
MDCX-ATR-ZZ-ZZ-DR-L-231003	Landscape Hardworks Plan	**MDCX-WSP-LA-ZZ-DR-L-040201**	Hard Landscape GA
MDCX-ATR-ZZ-ZZ-DR-L-231004	Landscape Softworks Plan	**MDCX-WSP-LA-ZZ-DR-L-040301**	Soft Landscape GA
MDCX-ATR-ZZ-ZZ-DR-L-231005	Great Ancoats Street	**MDCX-WSP-LA-ZZ-DR-L-040202**	Levels Plan
MDCX-ATR-ZZ-ZZ-DR-L-231007	Canal Plaza	**MDCX-WSP-LA-ZZ-DR-L-040304**	Soft Landscape Planting schedule

4 DESIGN REPORT

4.1 SUMMARY

This section describes and illustrates the proposed architectural amendments which have emerged through design evolution. The proposed minor amendments are as follows:

- Level Changes - reduction in floor to floor heights of both buildings - helps to reduce the massing and impact on adjoining buildings and reduces the embodied carbon.
- North Building Plant Screen - minor adjustment to height of plant screen to conceal visible plant.
- North Building Facade - removal of the fins to the North Building facade - allows a reduction of facade depth for structural and carbon efficiency, and takes the building out of the sewer easement.
- North Building Entrance - amendment to arrangement of entrance through design evolution.
- South Building Vehicle Entrance - third roller shutter proposed to a provide a temporary bin hold and thus improving the management regime for waste removal.
- South Building Ventilation - decorative spandrel grill added to allow for required local ventilation.
- South Building Entrances - amendment to arrangement of entrance through design evolution.

The proposed amendments to the design are very minor and reduce the overall massing and hence the impact on adjoining buildings, reduce the embodied carbon maintaining the high quality of the designs. The following sections explain the amendments in detail with the rationale and detailed drawings are submitted as part of the application to replace the consented drawings.

4.2 BUILDING LEVEL CHANGES - NORTH BUILDING

Through design evolution, an opportunity to reduce floor to floor heights is proposed to reduce embodied carbon of the buildings and reduce townscape visual impact. Proposed amendments to the North Building are summarised below:

- Typical upper floor reduced by 50mm providing a notional ceiling height of 2700mm.
- Highest upper floor reduced by 25mm providing a common notional ceiling level of 2700mm to office areas.
- Common ground floor level between buildings lifted by 500mm to accommodate the detailed levels design.
- Ground floor level further reduced by 500mm (1000mm overall reduction).

Whilst it is proposed that the plant screen is increased in height (465 mm) to hide all the mechanical roof top plant and PVs, the proposed reductions in the floor to floor heights means that the overall height of the building will be reduced by 815 mm to the consented scheme, as illustrated in the following drawings. It is also proposed that the plant screen is set back from the building edges by a minimum of 5325mm and a maximum of 9365mm to accommodate the Building Maintenance Unit (BMU), which helps to minimise the visual impact of the plant screen.

Level	North Building
00	-1000mm
01	-50mm
02	-50mm
04	-50mm
05	-50mm
06	-50mm
07	-50mm
08	-25mm
Total	**-1325mm**

Figure 4.01: North Building Height Reduction Table

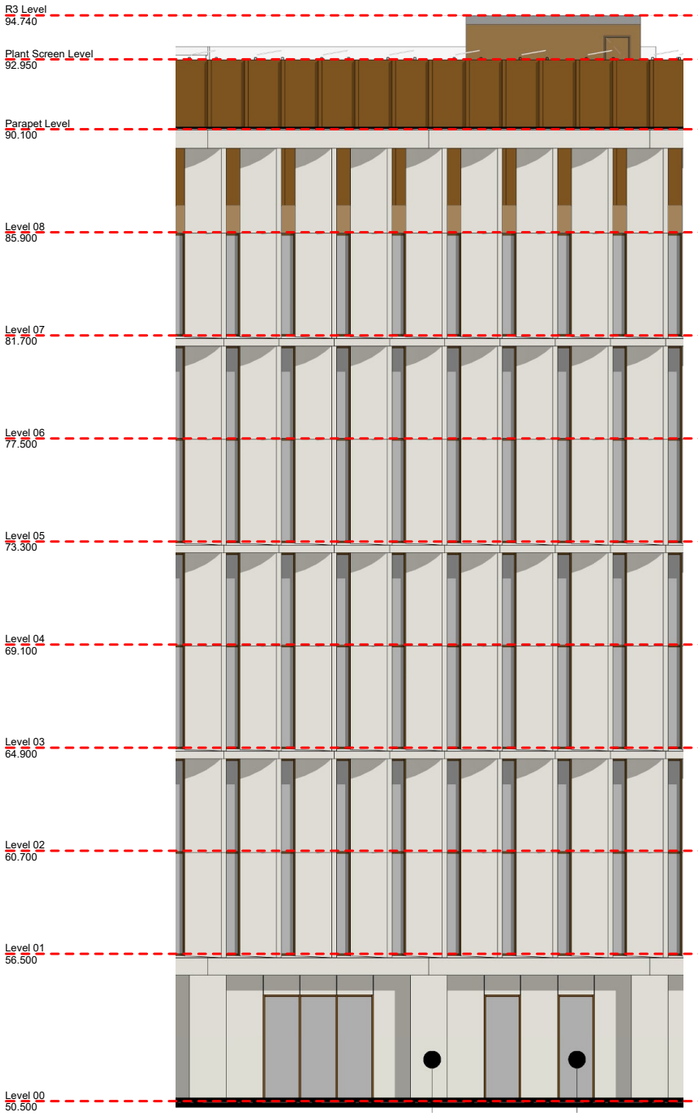


Figure 4.02: North Building Bay Study - Approved Drawing

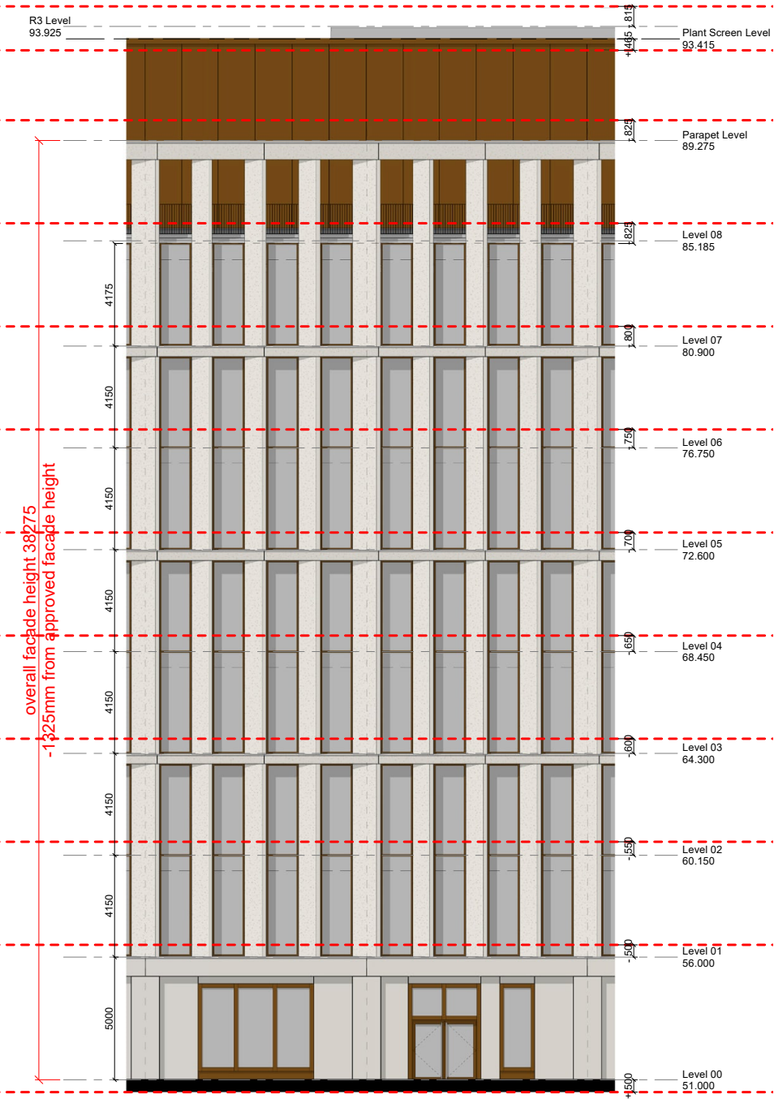


Figure 4.03: North Building Bay Study - Proposed Drawing

4.3 BUILDING LEVEL CHANGES - SOUTH BUILDING

To reduce the building massing and impact on adjoining buildings, to reduce the embodied carbon and to provide common levels between the buildings, similar amendments are proposed to the South Building as follows:

- Typical upper floor reduced by 50mm providing a notional ceiling height of 2700mm.
- Highest upper floor reduced by 25mm providing a common notional ceiling level of 2700mm to office areas.
- Common ground floor level between buildings lifted by 500mm to accommodate the detailed levels design.
- Ground floor level further reduced by 500mm (1000mm overall reduction).
- Parapet height reduced by 50mm to align with the parapet level of the North Building.

The proposed changes in the building levels to the South Building are illustrated in the following drawings and table. The overall building height including the crown will reduce by 825mm to the consented scheme, which is positive.

Level	South Building
00	-1000mm
01	-50mm
02	-50mm
04	-50mm
05	-50mm
06	-50mm
07	-25mm
Parapet	-50mm
Total	**-1325mm**

Figure 4.04: South Building Height Reduction Table

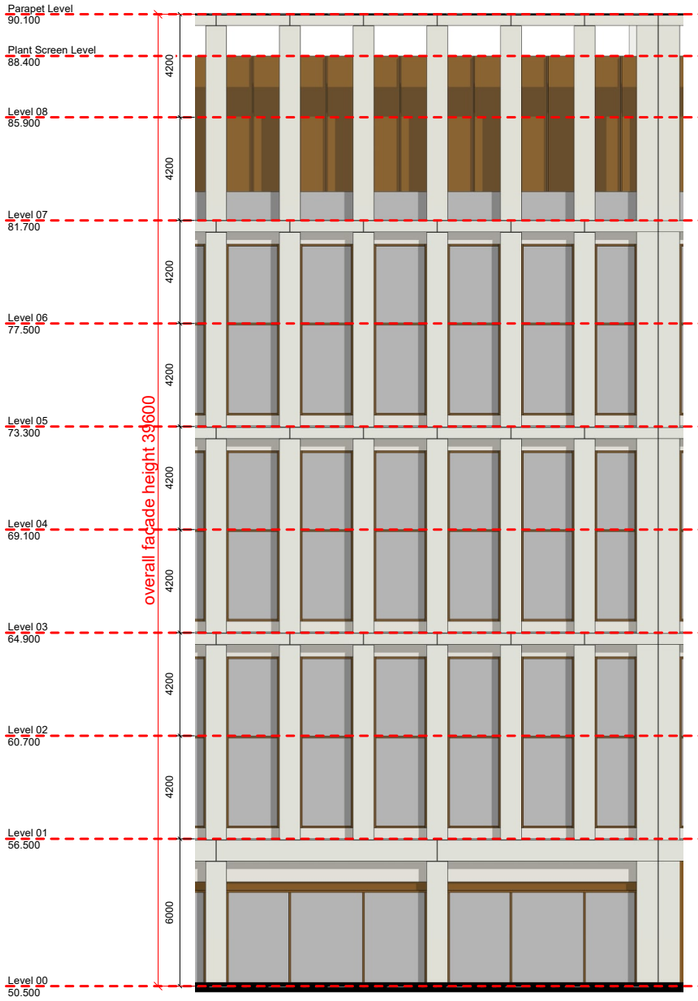


Figure 4.05: South Building Bay Study - Approved Drawing

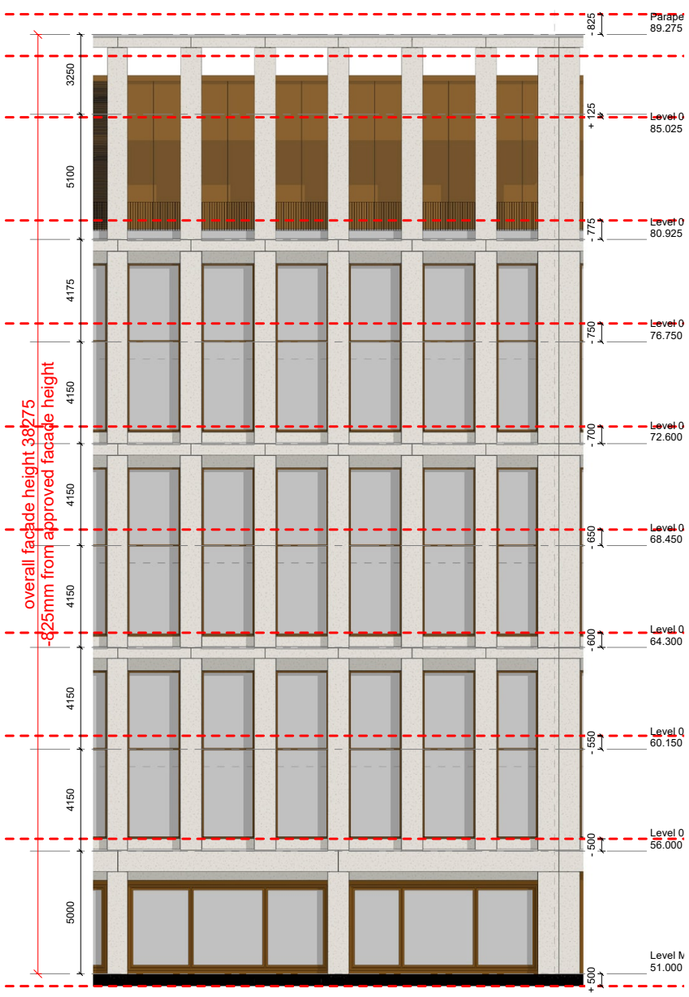


Figure 4.06: South Building Bay Study - Proposed Drawing

4.4 NORTH BUILDING PLANT SCREEN

Solar PVs and mechanical plant is arranged to provide maximum efficiency for operational energy. Consequently the optimally inclined solar PVs project above the approved plant screen, it is therefore proposed to increase the plant screen height on the North Building, to fully screen mechanical and electrical services with the exception of limited inbound flues. The proposed amendment is summarised below:

- Roof level dropped by 1325mm (see Level Changes - North Building).
- Building and external grade lifted by 500mm.
- Plant screen height increased by 1290mm relative to amended roof level.
- Plant screen height therefore lifted 465mm from approved datum.

As noted above the overall height of the North Building has been reduced and more than offsets the increase in the height of the plant screen.

Limited elements of mechanical plant will require ventilation through the plant screen. Perforations will be incorporated into the plant screen with the siting, scale and appearance of the perforations subject to discharge of condition. The design intent will be to provide a fully solid band to the top of the plant screen with limited perforations below.

The design also proposes to replace the glass balustrade to the top of both buildings with vertical steel guarding which is colour matched to the plant screen and window framing.

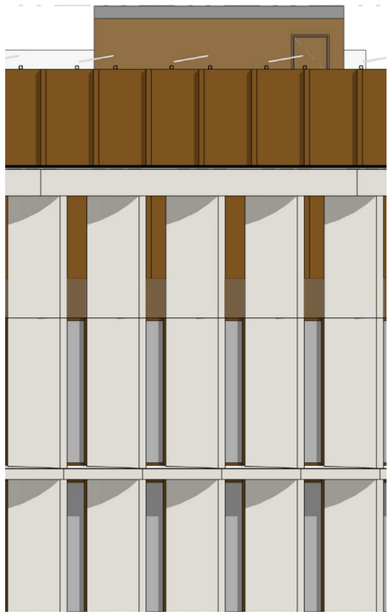


Figure 4.07: Approved Plant Screen Height



Figure 4.08: Proposed Plant Screen Height



NORTH BUILDING PLANT SCREEN

Detailed illustrations of the plant screen amendments to the North Building are included below.

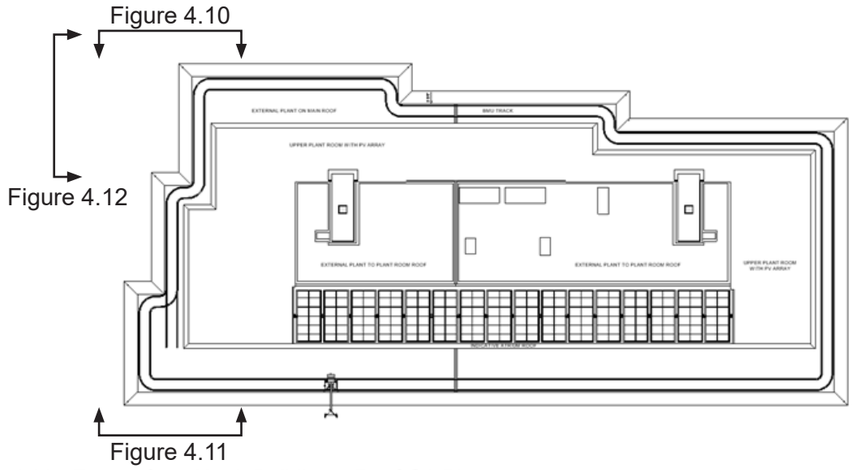


Figure 4.09: Extract from North Building – Roof GA Plan

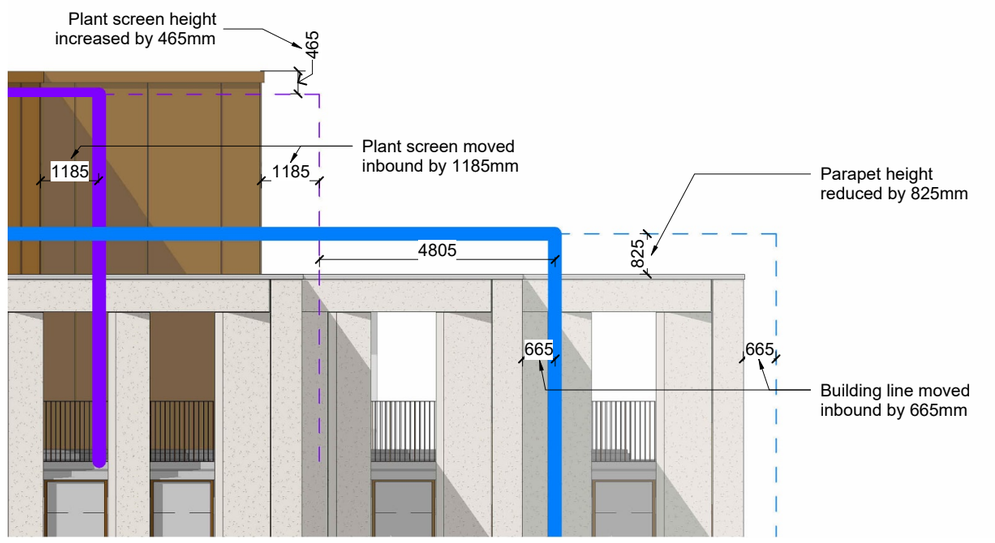


Figure 4.10: Extract from North Building – North GA Elevation

The diagram above shows that the proposed plant screen has increased in height by 465mm relative to the approved datum, however it has moved inbound by 1185mm relative to the position shown on approved drawings in both set back parts of the screen.

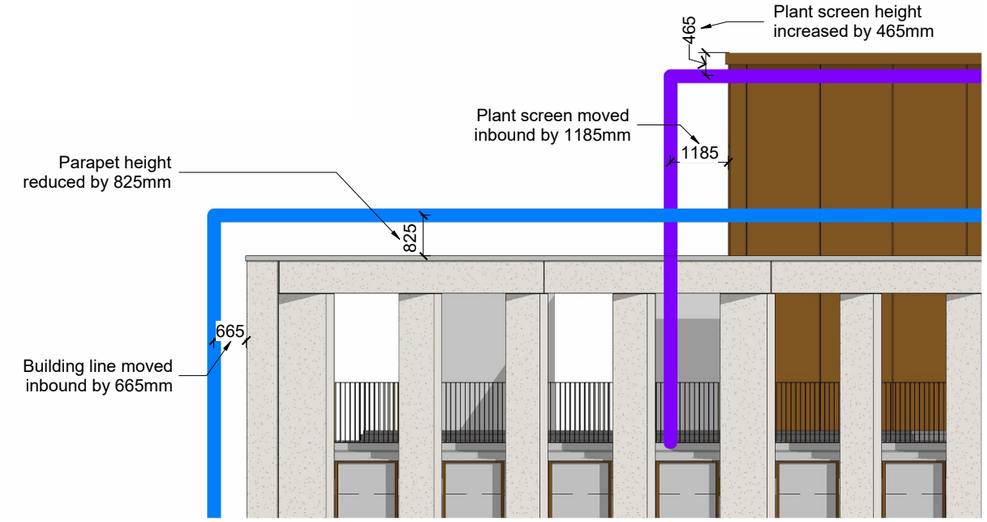


Figure 4.11: Extract from North Building – South GA Elevation

The diagram above shows that the proposed plant screen has increased in height by 465mm relative to the approved datum, however it has moved inbound by 1185mm relative to the position approved, therefore reducing any potential impact as a result of the plant screen height increase.

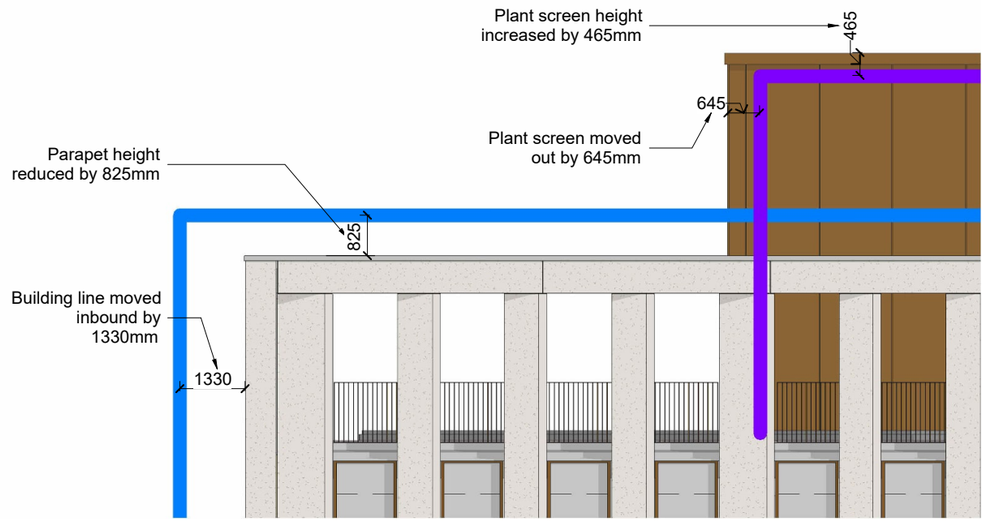


Figure 4.12: Extract from North Building – West GA Elevation

The diagram above shows that the proposed plant screen has increased in height by 465mm relative to the approved datum, it has also moved outbound by 645mm relative to the position shown on approved drawings across the deepest portion of the plant screen.

4.5 NORTH BUILDING FACADE AMENDMENTS

To reduce the embodied carbon and allow the building to avoid the combined sewer easement to the rear of the site, it is proposed to remove the concrete fins from the facade as detailed below:

- 665mm facade depth reduction by removing the concrete fins and replacing them with profiled precast panels.
- By maintaining the same south facade line to the consented drawings the rear elevation now moves a total of 1,330mm south and the building misses the combined sewer easement.
- Omission of inlaid bronze element to profiled fins, replaced with polished precast element.
- Amendment to spacing of panels to provide a primary and secondary order (width of panels) and to provide a common glazing width.
- Glazed balustrade to roof level replaced with vertical railings, colour matched to metal facade elements.
- Reduction of embodied carbon associated with facade reduction and optimised supporting structure.
- It is proposed to change the glazing to opaque glazing to maintain privacy to the school to the north and provide a consistent aesthetic to all elevations.

An indicative carbon assessment has been undertaken to review the estimated difference in carbon savings from the façade redesign. The results estimate carbon emissions will be reduced by approximately 30%.

It should be noted that this is an indicative assessment, and based on a typical bay. This may be subject to change when the full RIBA 3 Whole Life Carbon assessment is undertaken.

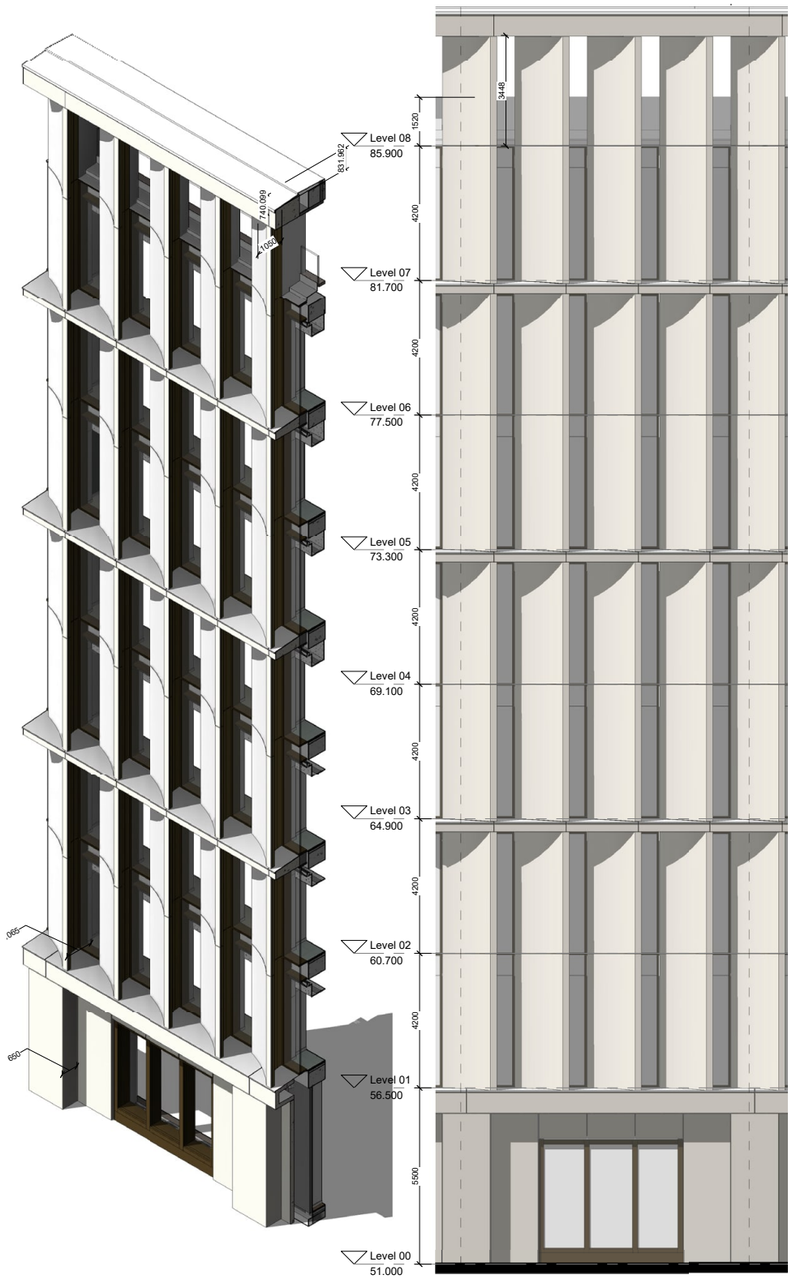


Figure 4.13: North Building - Approved Bay Study

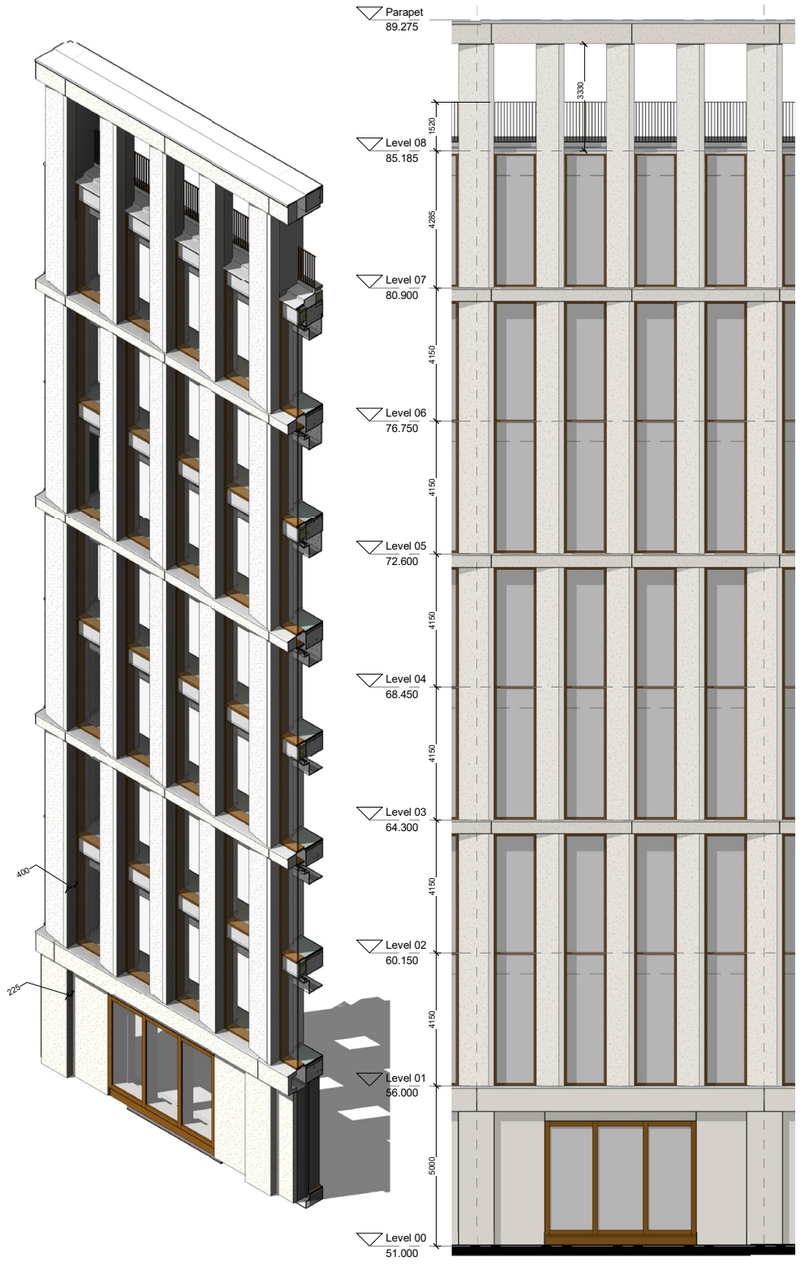


Figure 4.14: North Building - Proposed Bay Study

NORTH BUILDING FACADE AMENDMENTS

Bay study vignettes, typical floor.





NORTH BUILDING FACADE AMENDMENTS

Bay study vignettes, top of the building.





Figure 4.15: Approved Verified View 13 - Design and Access Statement (MDCX-ATR-XX-XX-RP-A-000001)



Figure 4.16: Proposed view based on Verified View 13

4.6 NORTH BUILDING ENTRANCE

The Boulevard entrance to the North Building has increased in size to accommodate the operational requirements of the building. The amendments are summarised below:

- Overall entrance area on facade increased one structural bay to the east and one structural bay to the west, increasing from four structural bays to six.
- Sliding doors to staff and visitor entrances replaced with accessible width automatic opening glazed swing doors.
- Extent of glazing reduced to accommodate the developed internal design, but replaced with an area of feature wall which will be visible through turnstiles on the Boulevard. Please refer to ‘North Building Entrance - Feature Wall’.
- The changes to the entrance are largely hidden from view at street level by the boundary wall.



Figure 4.17: North Building - Approved Entrance



Figure 4.18: North Building - Proposed Entrance

4.7 NORTH BUILDING ENTRANCE - FEATURE WALL

The amendments to the North Building entrance present an opportunity to introduce an element of feature wall, the proposed extents of the feature wall are outlined in blue on the elevations below. The proposed feature wall will be visible within the boundary wall and have limited views from the Boulevard. An indicative design intent is indicated adjacent, with the concept described below:

- Utilise the aluminium facade panels to provide a supergraphic which anchors the building to its heritage or context, for example an abstract graphic of the Manchester skyline.
- The illusion of depth can be achieved by increasing and decreasing the size of the micro-perforations which would provide a shading effect.
- Building logos or wayfinding elements could be integrated onto the feature wall.

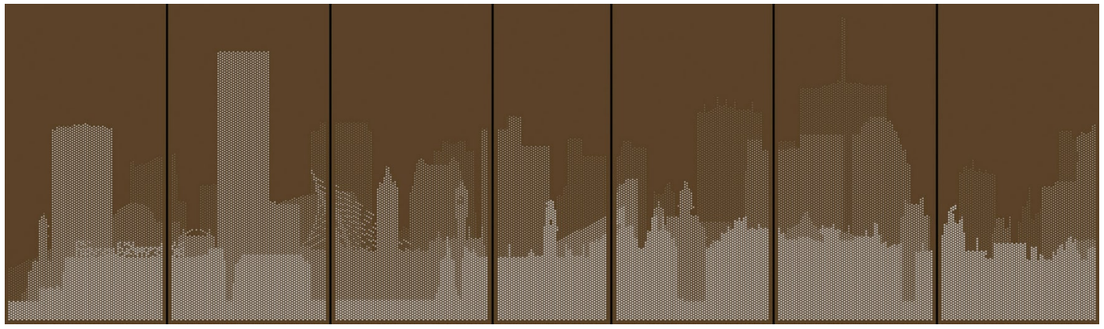


Figure 4.19: Feature Wall - Indicative Design Intent - Manchester skyline using micro-perforations



Figure 4.20: North Building - Proposed Entrance (within turnstiles) - area of feature wall outlined in blue



Figure 4.21: North Building - Proposed Entrance (from Boulevard) - area of feature wall behind outlined in blue

4.8 NORTH BUILDING SOUTH ELEVATION

A comparison of the approved and proposed North Building South elevation demonstrates that the cumulative amendments are minor in nature and represent a non-material change. It should be noted that the following elevation drawings exclude the boundary wall, which largely hides the proposed changes at the base of the building.

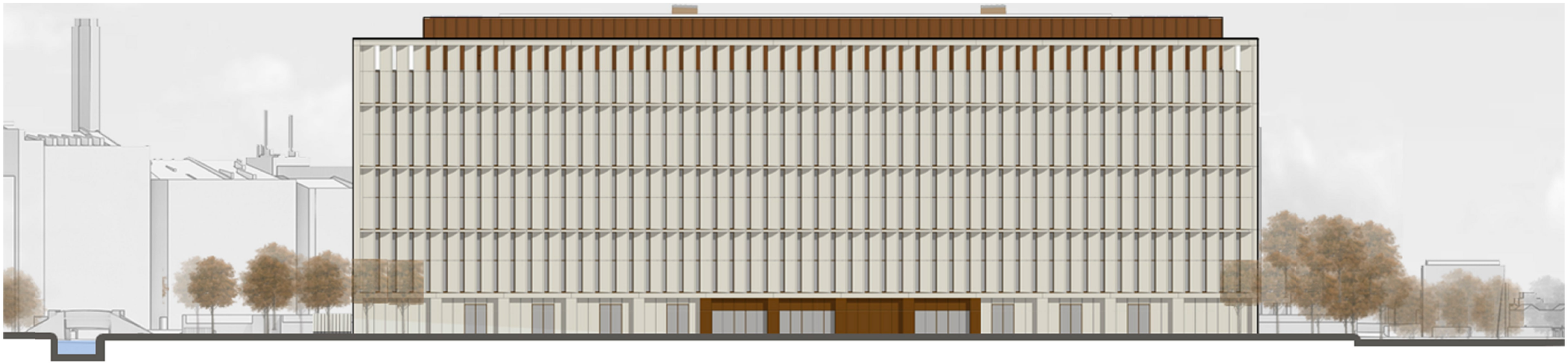


Figure 4.22: North Building - Approved South Elevation

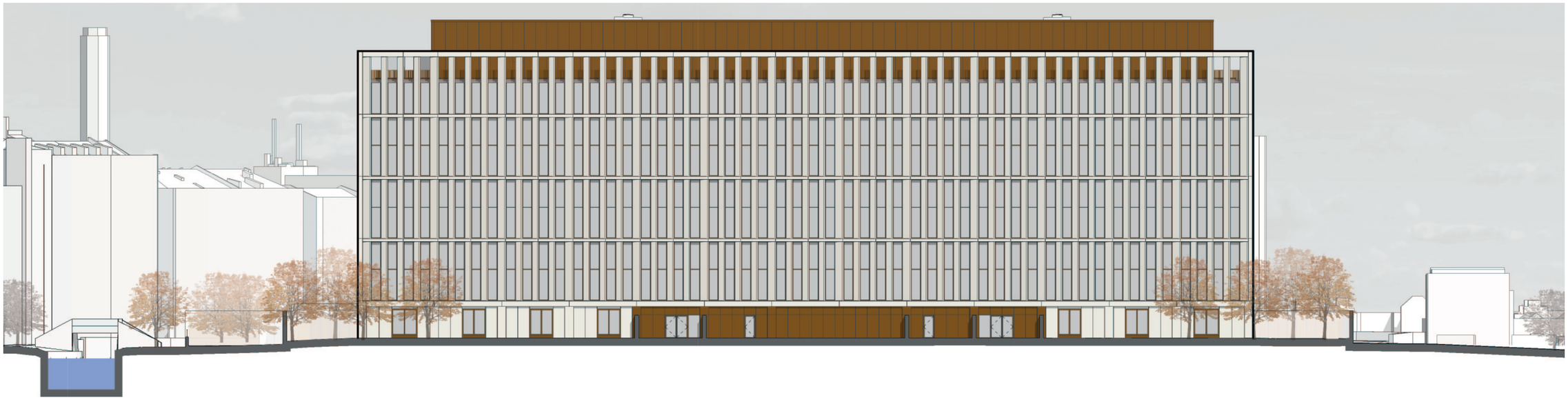


Figure 4.23: North Building - Proposed South Elevation

4.9 SOUTH BUILDING VEHICLE ENTRANCE

The revised design proposes a minor amendment to the basement vehicle entrance on the south elevation of the South Building. The approved design provides two centrally located roller shutters with a pedestrian pass door to the east of the shutters. The proposed design provides three distinct roller shutters, the reasons for this amendment are described below.

- One roller shutter provides vehicle access to the basement.
- The second roller shutter provides vehicle egress from the basement.
- The pedestrian pass door on the consented drawings providing fire escape for pedestrians from the basement is no longer required and hence has been removed.
- The proposed additional roller shutter allows a bin store adjacent to the collection point, improving the operational arrangements around refuse collection and helps to minimise the need to place bins on the pavement.

The proposed design for three equal roller shutters with precast piers either side provides a very contemporary architectural approach which resolves operational requirements.

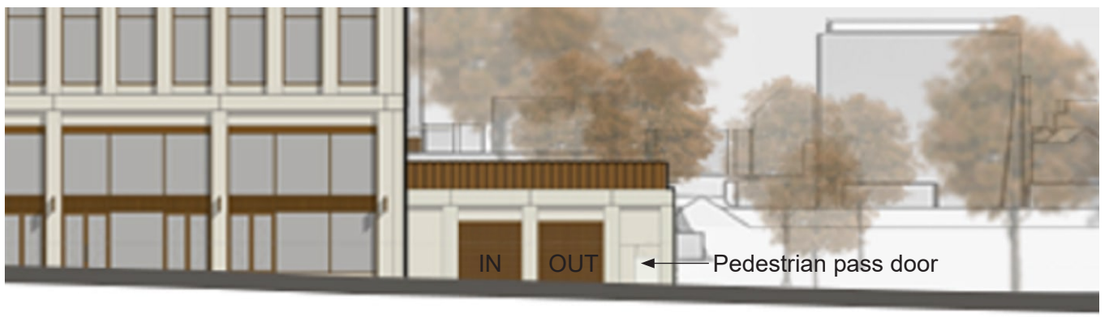


Figure 4.24: South Building - Extract from the Approved South Elevation



Figure 4.25: South Building - Extract from the Proposed South Elevation

4.10 SOUTH BUILDING VENTILATION PANELS

The developed design requires supply and extract ventilation on the east facade for the basement. The proposed design replaces the precast downstand and aluminium spandrel panel with a bespoke perforated aluminium spandrel panel, which is continued on Great Ancoats Street. The bespoke design celebrates the digital campus by the pattern reflecting a contemporary interpretation of a computer chip or circuit board adding interest and quality to the building design.

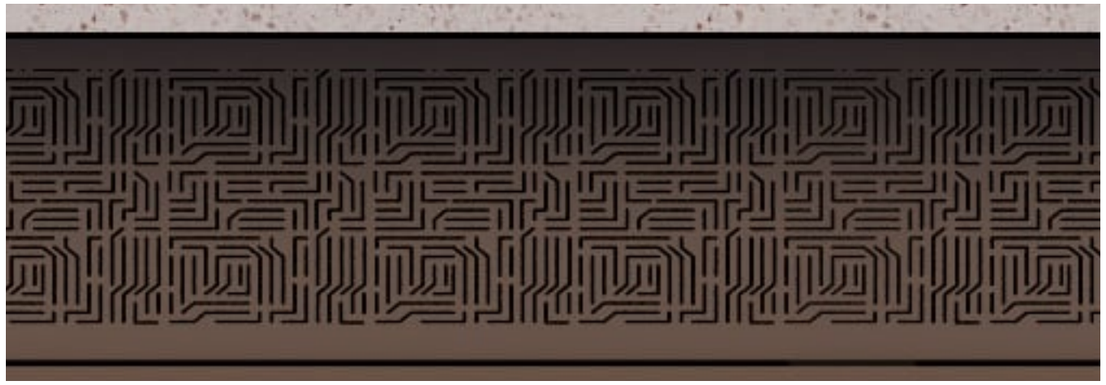


Figure 4.26: South Building - Level 00 East Elevation - Perforated Ventilation Panel Digital Pattern Design



Figure 4.27: South Building - Level 00 East Elevation - Perforated Ventilation Panel Proportions



Figure 4.28: South Building - Extract from the Approved East Elevation



Figure 4.29: South Building - Extract from the Proposed East Elevation



Figure 4.30: South Building - Extract from the Approved South Elevation



Figure 4.31: South Building - Extract from the Proposed Level 00 South Elevation

4.11 NORTH & SOUTH BUILDING EAST ELEVATION

A comparison of the approved and proposed North & South Building East elevation demonstrates that the cumulative amendments are minor in nature and represent a non-material change.



Figure 4.32: North & South Building - Approved East Elevation



Figure 4.33: North & South Building - Proposed East Elevation

4.12 SOUTH BUILDING GREAT ANCOATS STREET ENTRANCE

Minor amendments to the South Building entrance on Great Ancoats Street are proposed which include:

- Mullion frame size increased from 70mm to 208mm at ground floor level to support glazing loads.
- Entrance portals reduced in size, replaced with a fully accessible proprietary tested system.
- Fire escape / firefighting access doors changed to double doors to accommodate fire safe design.
- Spatial set out of mullions and transoms amended to accommodate the above.

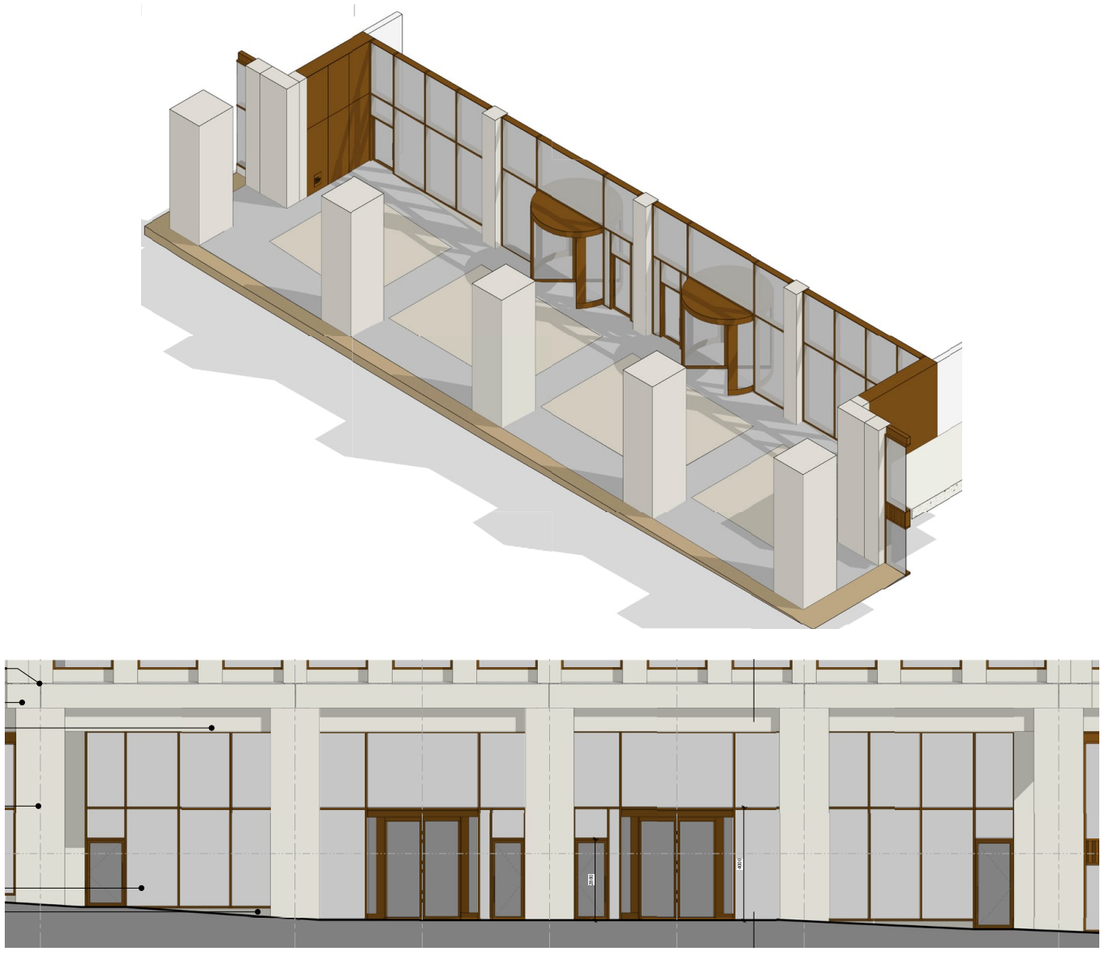


Figure 4.34: South Building - Approved Great Ancoats Street Entrance

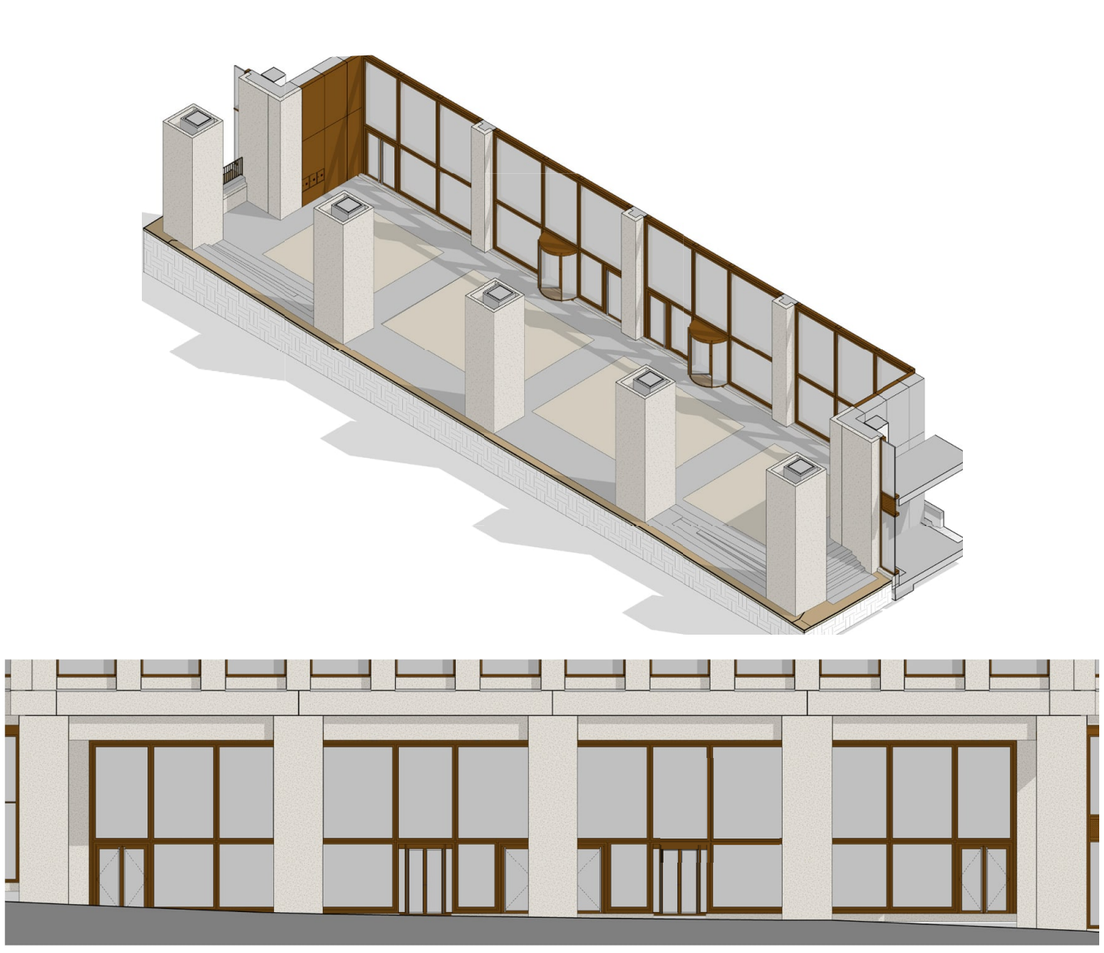


Figure 4.35: South Building - Proposed Great Ancoats Street Entrance

4.13 SOUTH BUILDING SOUTH ELEVATION

A comparison of the approved and proposed South Building South elevation demonstrates that the cumulative amendments are minor in nature and represent a non-material change.



Figure 4.36: South Building - Approved South Elevation

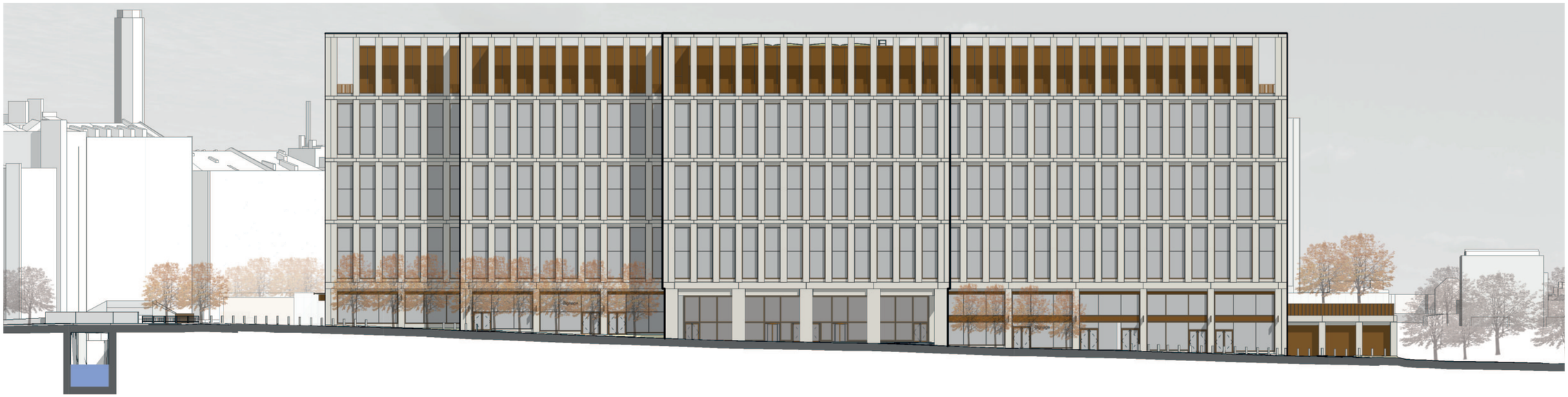


Figure 4.37: South Building - Proposed South Elevation

4.14 SOUTH BUILDING BOULEVARD ENTRANCE

Minor amendments to the South Building entrance on the Boulevard are proposed which include:

- Mullion frame size increased from 70mm to 208mm at ground floor level to support glazing loads.
- Entrance portals reduced in size, replaced with a fully accessible proprietary tested system.
- Spatial set out of mullions and transoms amended to accommodate the above.

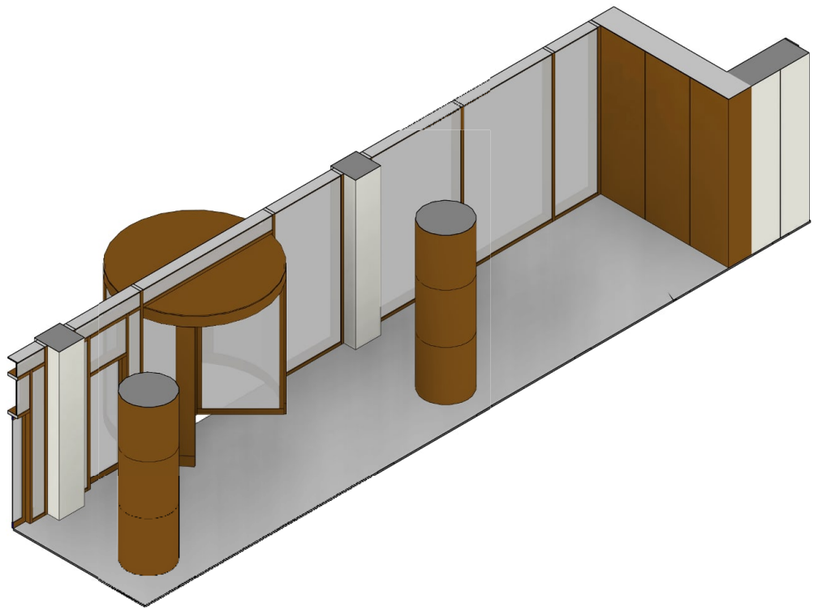
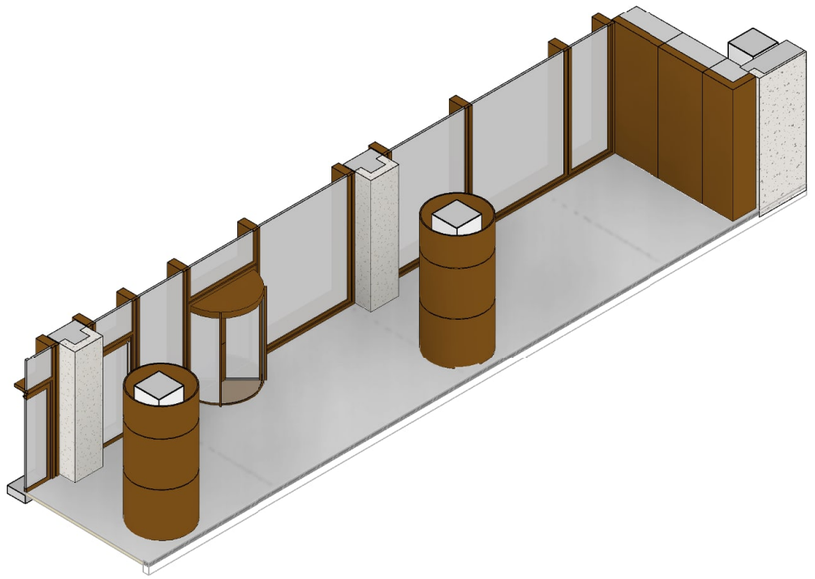




Figure 4.38: South Building - Approved Boulevard Entrance



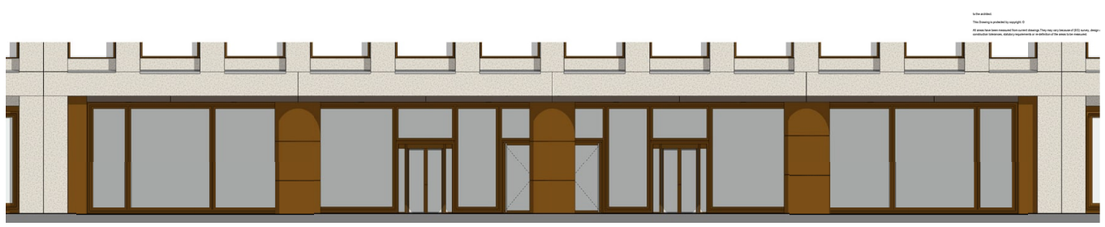


Figure 4.39: South Building - Proposed Boulevard Entrance

4.15 SOUTH BUILDING NORTH ELEVATION

A comparison of the approved and proposed South Building North elevation demonstrates that the cumulative amendments are minor in nature and represent a non-material change.

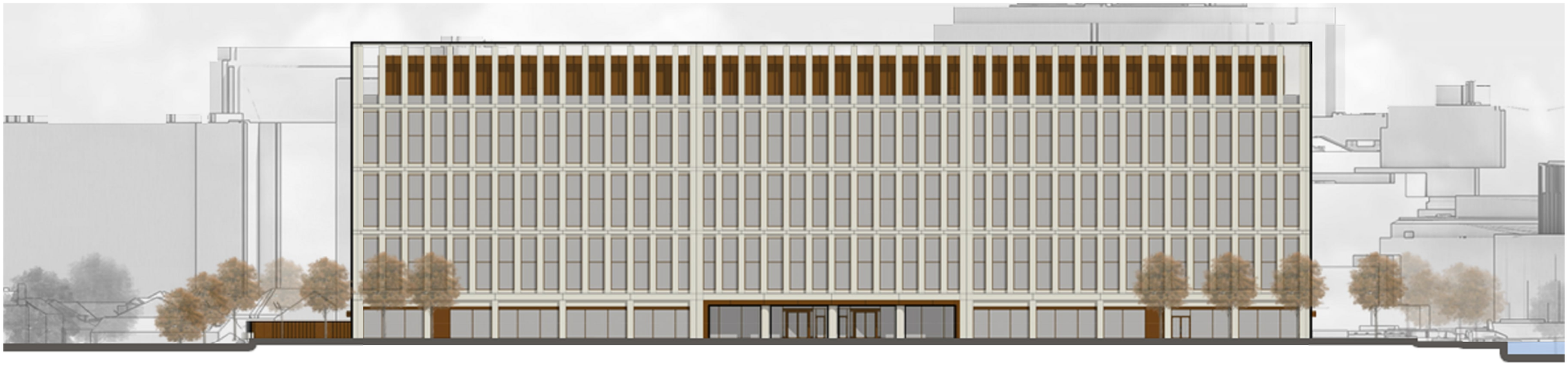


Figure 4.40: South Building - Approved North Elevation

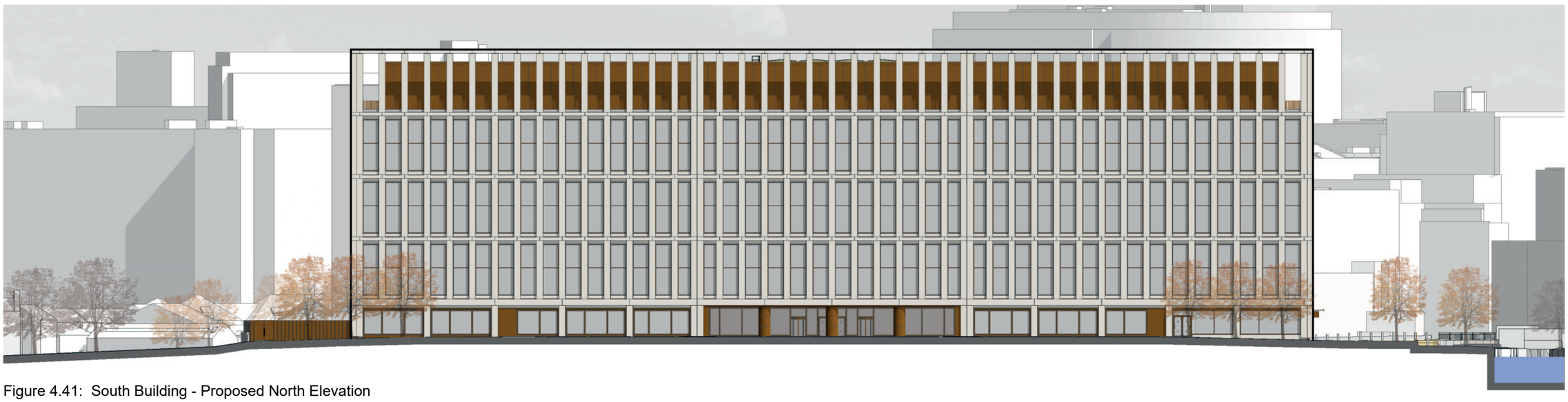


Figure 4.41: South Building - Proposed North Elevation

5 LANDSCAPE ARCHITECTURE

5.1 INTRODUCTION

This Landscape Planning Updates Report provides an overview of the development of concept designs as outlined in the original planning application to Manchester City Council (App ref. 141607/FO/2024).

The report summarises the following;

- The landscape design presented by AtkinsRéalis as part of the original planning application; and
- WSP landscape planning minor amendments

Through technical co-ordination between WSP's multidisciplinary team and the client, the landscape design has been further developed, while maintaining the core principles established by AtkinsRéalis in the previous planning submission. The design progression has focused on refining and rationalising the layout, with an emphasis on both functional and aesthetic considerations to align with the project vision and meet client requirements, such as BNG, where there has been an increase of 4.36%.

As part of the design development, a series of design changes have been incorporated and highlighted within the following summary report.

5.2 ATKINSRÉALIS LANDSCAPE MASTERPLAN

The Landscape Masterplan provided a unified and comprehensive concept design, with the goal of creating a high-quality public realm and a series of attractive, engaging, and distinctive spaces.

The Landscape Public Realm Masterplan (Figure 5-1, to the right) was part of a series of landscape plans and documents issued for planning.

This information, through coordination with the client and wider design team, has formed the basis of design development, with the key principles retained and developed technically and spatially.

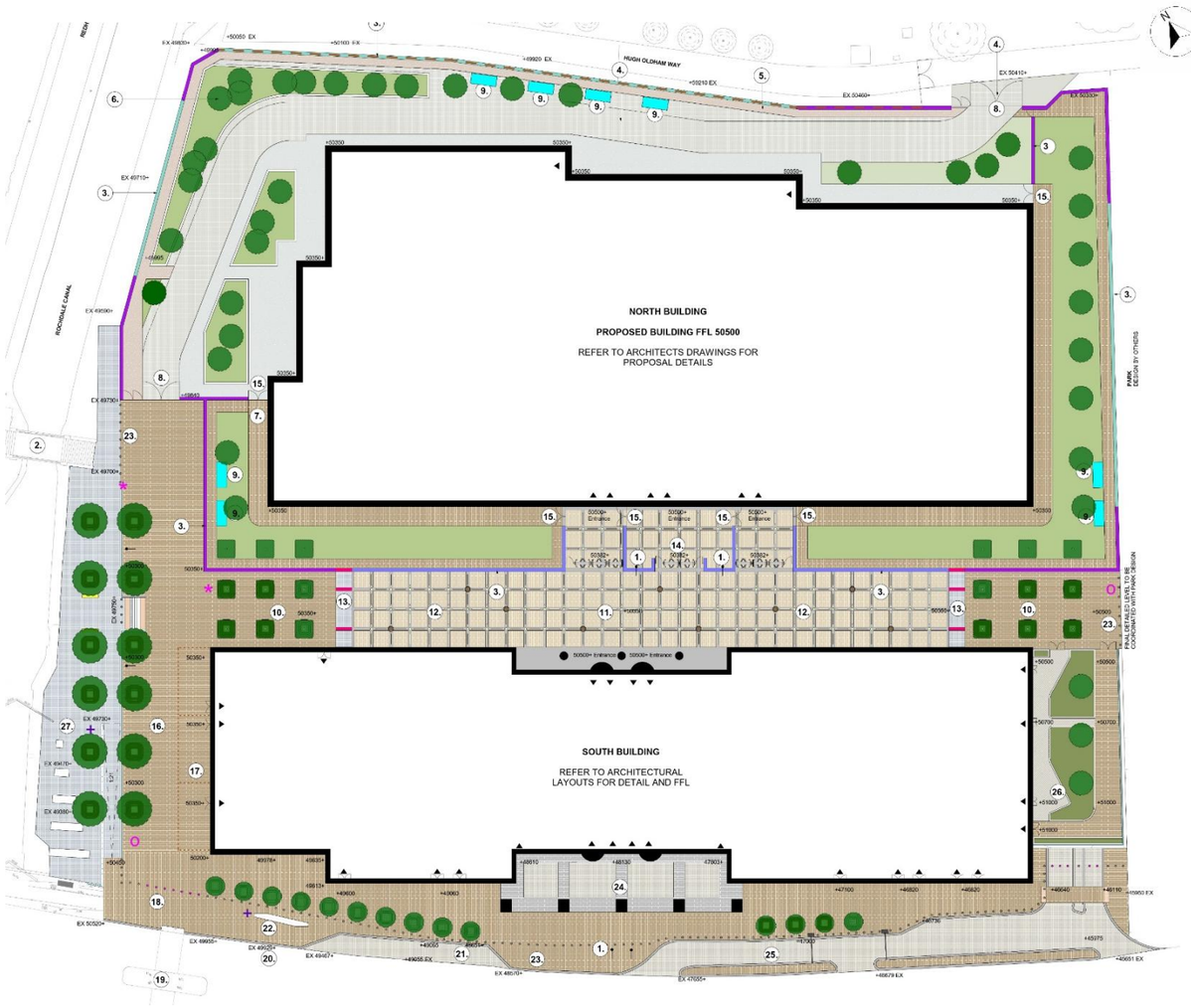


Figure 5-1 - AtkinsRéalis Landscape/Public Realm Masterplan. (For key and numbers and full-scale drawing, refer to the Planning Drawings.)

5.3 DESIGN DEVELOPMENT

5.3.1 WSP PLANNING - MINOR AMENDMENTS TO THE CONSENTED LANDSCAPE DRAWINGS

During the co-ordination process there have been a number of design changes from the previous Landscape Public Realm Masterplan submitted by AtkinsRéalis. These changes have been necessary as part of the technical design and are summarised in Table 5-1. The below plan has been provided for reference (Figure 5-2), highlighting where the changes are located.

5.3.2 BIODIVERSITY

Updates to the site design and landscaping proposals have resulted in a revised Biodiversity Net Gain (BNG) calculation. The updated BNG calculation reflects a modest but positive improvement resulting from revisions to the proposed landscaping strategy. Compared with the original planning submission prepared by AtkinsRéalis (2024), the scheme now delivers an additional 0.1 terrestrial biodiversity units, representing a 4.36% increase in overall habitat value from -1.45 units to -1.35 units (-52.95% to -48.59%). This uplift is primarily attributed to refinements in planting design and adjustments that better align with the site's landscaping. No changes are anticipated to watercourse or linear habitats. Detailed results can be seen in the corresponding Biodiversity Metric.

5.4 WSP LANDSCAPE MASTERPLAN

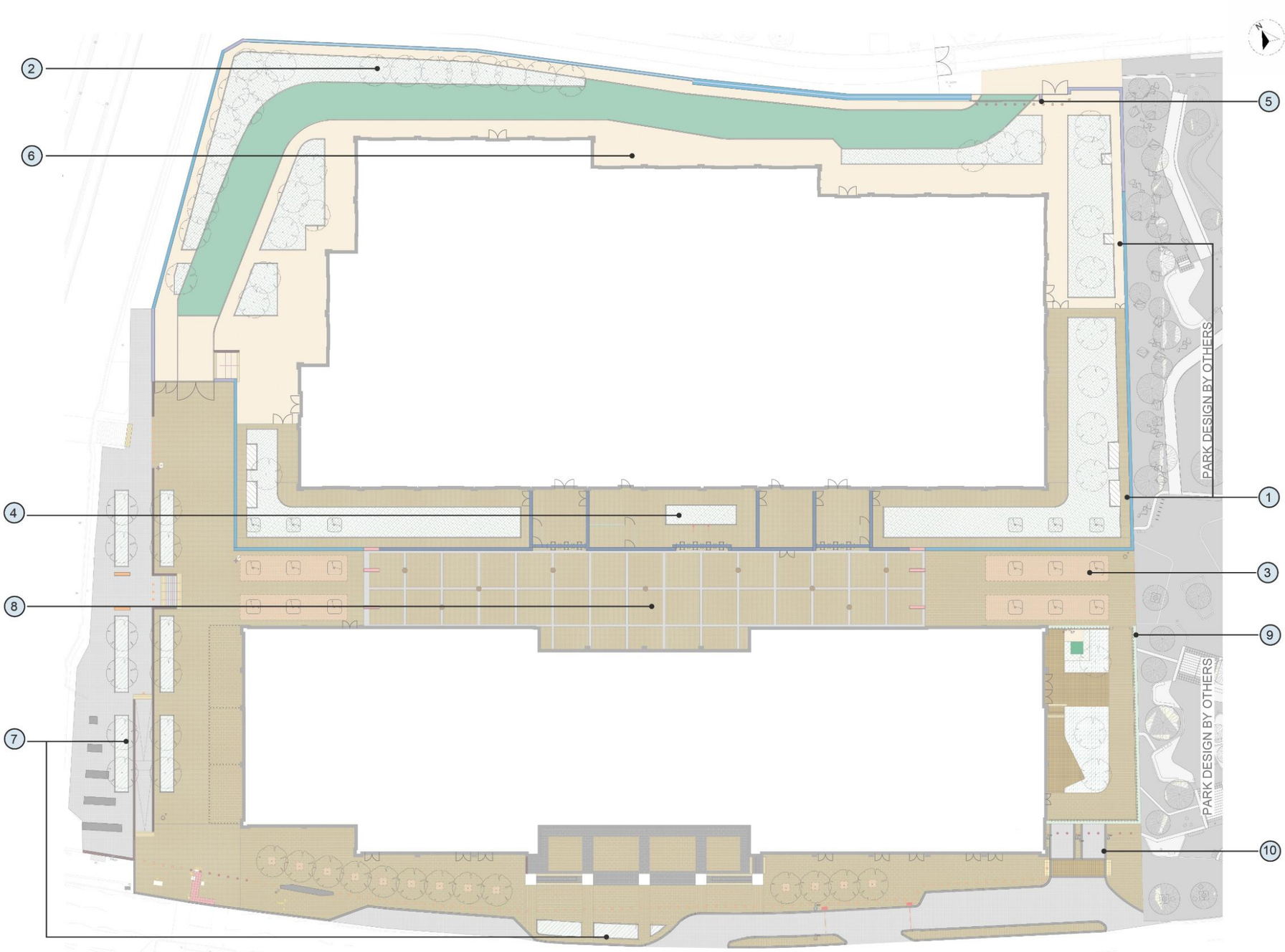


Fig. 5-2 - WSP Planning - Minor amendments to consented landscape drawings.

5.5 AMENDMENTS TO THE CONSENTED LANDSCAPE DRAWINGS AND ACCOMPANYING RATIONALE

Updated Landscape General Arrangement Plan with design changes outlined in Table 5.1 (below) are highlighted in Fig.5.2.

No.	AtkinsRéalis Original Planning Submission	Amended S96 Planning Submission	Reasoning For Design Change
1	4no. External vents located to the North of the North Building.	The four vents have been relocated to the eastern side of the building within the boundary wall so remaining hidden from public views.	This minor amendment is to avoid a sewer easement that runs to the rear of the site.
2	Tree planting layout as per AtkinsRéalis Landscape Public Realm Masterplan.	The proposed trees shown within northwestern planting bed relocated to southern planting bed area. The overall number of trees has remained the same from the submitted planning proposals.	The locations of trees have moved due to easements associated with the northern sewer, utilities and building maintenance constraints.
3	Proposed tree planting along the Boulevard in Corten tree grilles.	Permeable resin-bound paving will be used beneath the trees along the Boulevard.	To allow additional water to penetrate into the tree pits below for successful tree growth.
4	North Building entrance as per AtkinsRéalis Landscape Public Realm Masterplan.	Reduction in east and west planting beds to North Building entrance and introduction of a new planting bed and two flag poles on the internal façade of surrounding walls to new courtyard area.	Additional planting is proposed to soften and enhance the new courtyard area.
5	Boundary wall at north-east corner.	Realignment of the boundary wall at the north-east corner.	To provide extra space on the Hugh Oldham Way side of the gate for improved pedestrian flow during an evacuation event, and allow fire engine access and crane access for rooftop plant maintenance.
6	North Building location as per AtkinsRéalis Landscape Public Realm Masterplan.	Wider footways on the northern building façade.	Increasing the offset from the northern sewer provides the opportunity of a wider footpath to improve pedestrian fire egress.
7	Proposed hard-paved areas designed below trees along the canal plaza and Great Ancoats Street.	Paving removed and additional planting areas added below proposed trees along the canal plaza and a larger area outside the South Building main entrance along Great Ancoats Street (between laybys).	To provide additional biodiversity for BREEAM targets, soften/ break up large areas of hard surfacing and reduce surface water run-off as part of a SuDS system.
8	The Boulevard has been designed to incorporate condensed paving grids containing a large amount of strip lights and spotlights as part of the lighting strategy.	The Boulevard paving and lighting design has been simplified to provide a larger grid pattern.	The new design responds to neurodiversity requirements, maintains the high quality of the space and is easier to maintain.
9	Small planter and second set of gates to provide access into the Terrace from the Boulevard.	Removal of the second set of gates to the Terrace, with an additional retaining wall added between the Boulevard and door to bin store to prevent bins being held at the pavement location.	Improves the operational arrangements and responds to a minor change of levels to improve the connection with the new park.
10	Vehicle access into the undercroft as per AtkinsRéalis Landscape Public Realm Masterplan.	Vehicle access alignment into the undercroft and line of bollards amended.	Changes made to reflect the design development of the undercroft including the new bin store.
11	Site wide external levels as per AtkinsRéalis Landscape Public Realm Masterplan.	External levels (site wide) were raised by 500mm across the Site to meet a change in building finished floor levels. Steps/ramp with associated tactile paving have been added to the front entrance of South Building to meet level differences and provide level access into all of the main entrances.	To reduce the risk of surface water running off Great Ancoats Street into the South Building, to tie in with structural requirements for accessing the undercroft and improve level access from the street to the building.

6 ENVIRONMENTAL IMPACT STATEMENT

In light of the proposed amendments, all the chapters of the Environmental Impact Statement have been reviewed by appropriately qualified specialists to determine whether the proposed amendments have any material impact. The following table summarises the position and the detail is provided for the chapters where an impact has been identified, however having evaluated the impact of all changes, we are of the opinion that there is no overall impact to the conclusions of the Environmental Impact Statement.

EIA chapter	Title	Proposed amendments have a material impact on Environmental Statement
Vol 2 – chapter 1	Introduction	No
Vol 2 – chapter 2	Description of the site and proposed development	Minor – see Design Report below
Vol 2 – chapter 3	Policy content	No
Vol 2 – chapter 4	EIA approach and methodology	No
Vol 2 – chapter 5	Alternatives considered and design evolution	No
Vol 2 – chapter 6	Construction phasing and Methodology	No
Vol 2 – chapter 7	Air Quality	No
Vol 2 – chapter 8	Biodiversity	Minor – see Landscape section below
Vol 2 – chapter 9	Climate vulnerability	No
Vol 2 – chapter 10	Effects on climate	Minor – see Energy section below
Vol 2 – chapter 11	Daylight, sunlight, overshadowing and solar glare	Minor – see daylight/sunlight section below
Vol 2 – chapter 12	Ground conditions and contamination	No
Vol 2 – chapter 13	Historic environment	No
Vol 2 – chapter 14	Human health	No
Vol 2 – chapter 15	Materials and waste	No
Vol 2 – chapter 16	Noise and vibration	No
Vol 2 – chapter 17	Socio-economics	No
Vol 2 – chapter 18	Traffic and transport	No
Vol 2 – chapter 19	Water resources and flood risk	No
Vol 2 – chapter 20	Wind and microclimate	No
Vol 2 – chapter 21	Major accidents and disasters	No
Vol 2 – chapter 22	Cumulative effects	No
Vol 3	Townscape and Visual Impact Assessment	Minor – see Design Report below

7 DAYLIGHT/SUNLIGHT UPDATE

The impact of the changes in massing has been reviewed by DPR from a daylight and sunlight perspective and the key conclusions are as follows:

- The reduction in height of the southern building is positive in that it reduces the daylight and sunlight impacts on surrounding buildings.
- In respect to the northern building, the overall building massing has reduced albeit the plant screen is circa 0.465m higher than previously. However, as the northern building and its plant screen has been pulled back from both the school and the adjoining mill buildings this more than offsets any increase in height, so the conclusion is that there is no material impact.

DPR has also considered whether there would be any change to the glare impact but again is satisfied there is no material impact.

The overall conclusion is that the proposed amendments do not materially impact the advice and conclusions of the original DPR report submitted as part of the original planning application.

8 ENERGY REPORT UPDATE

8.1 SUMMARY

This note provides an update to MDCX-ATR-XX-XX-RP-N-000207_P03_Energy Statement for Planning.

This note summarises the energy performance for the North and South buildings following Stage 3 design development and captures the impacts of the redesign of the fins on North and moving to a reduced profile and proposed changes in slab-to-slab heights. The amendments to the building facade are to reduce the embodied carbon, avoid the sewer easement and reduce the construction time.

Both buildings achieve a betterment on Part L and meet the requirements of Policy EN 4, EN 6 (Target Framework for CO_2 reductions from low or zero carbon energy supplies) and Places for Everyone (PfE) Policy JP-S2 as defined in Manchester's Local Development Framework, Core Strategy Development Plan Document, published by MCC.

In addition to the EN 4, EN 6 and PfE Policy JP-S2 requirements, the development is subject to various other energy performance metrics. This includes the obligation to comply with Part L2 2021 of the Building Regulations, achieving the minimum number of credits required by BREEAM ENE01 to achieve BREEAM 'Excellent', and the aspiration of achieving a NABERS Design for Performance rating of 5*.

8.2 DESIGN UPDATE

Figure 8-1 to the right shows the original (left) and newly proposed (right) façade designs for the vertical fins on the North Building. The fins help to avoid overlooking, which is now being achieved through opaque glazing. The removal of the fins has minimal impact on the operational energy performance, however, will result in embodied carbon savings.

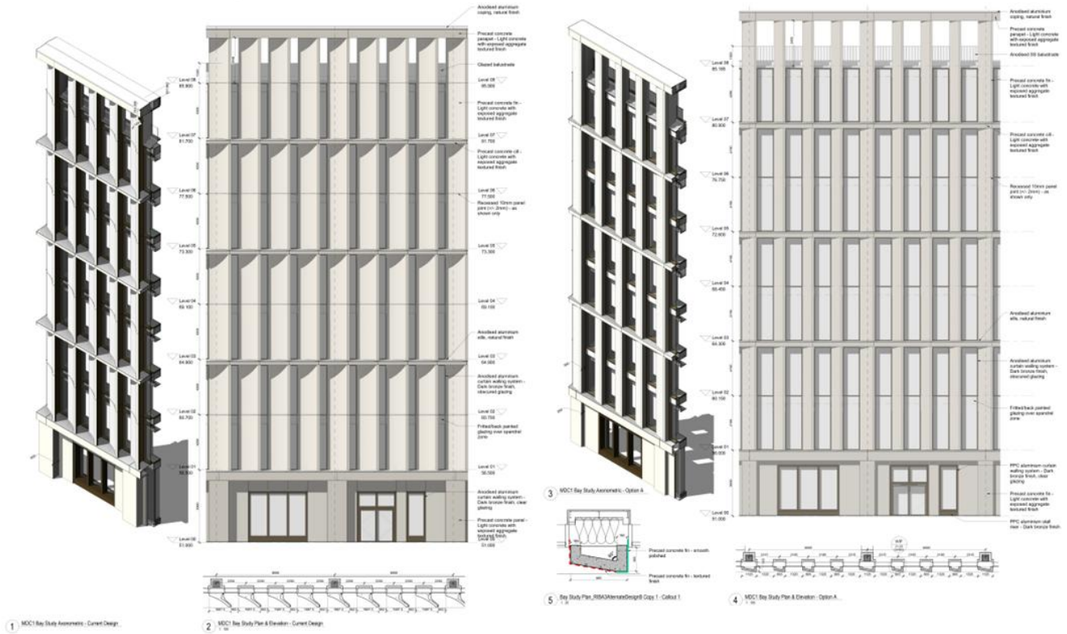
The minor amendments in slab-to-slab heights have also been captured in the energy modelling.

8.2.1 IMPACT ON EMBODIED CARBON

An indicative carbon assessment has been undertaken to review the estimated difference in carbon savings from the façade redesign. The results estimate carbon emissions will be reduced by approximately 30%.

It should be noted that this is an indicative assessment, and based on a typical bay. This may be subject to change when the full RIBA 3 Whole Life Carbon assessment is undertaken.

Figure 8-1 – Original (left) and proposed amendments (right) to design for the vertical fins on the North Building



8.2.2 MEP SYSTEMS UPDATE

Alongside the façade and massing amendments the following updates have been made during RIBA Stage 3 design development:

- Central plant design has been refined to meet the heating and cooling loads in the most efficient manner practicable:
  - 4 pipe air source heat pumps – sized to meet the concurrent heating and cooling load (enabling very high efficiencies to be achieved through heat recovery in the unit).
  - 2 pipe air source heat pumps – to meet additional heating load when required.
  - Chillers - to meet any additional cooling load and enable free cooling when external conditions allow.
  - Water source heat pumps – in a cascade arrangement generating domestic hot water.
  - Critical cooling heat recovery (North Building only) – ensuring that waste heat from server room cooling is captured and used to generate useful heat for use within the building.
- PV areas have been increased from 500m^2 to 1,350m^2 on the North Building and from 980m^2 to 1,590m^2 on the South Building.
- System efficiencies have been updated based upon equipment selections.

8.3 PART L RESULTS

	NORTH BUILDING – ORIGINAL PLANNING SUBMISSION		NORTH BUILDING – PROPOSED	
	Part L 2010	**Part L 2021**	**Part L 2010**	**Part L 2021**
Target CO2 emission rate $kgCO_2/m^2.annum$	20.30	3.39	20.90	3.57
Building CO2 emission rate $kgCO_2/m^2.annum$	10.20	2.70	12.00	3.05
Betterment	49.75%	20.35%	42.58%	17.05%
Target primary energy rate $kWh_{pe}/m^2.annum$		25.57		42.84
Building primary energy rate $kWh_{pe}/m^2.annum$		21.29		38.12
Betterment		16.74%		11.53%

	SOUTH BUILDING – ORIGINAL PLANNING SUBMISSION		SOUTH BUILDING – PROPOSED	
	Part L 2010	**Part L 2021**	**Part L 2010**	**Part L 2021**
Target CO2 emission rate $kgCO_2/m^2.annum$	16.40	2.48	21.40	3.36
Building CO2 emission rate $kgCO_2/m^2.annum$	7.60	1.93	11.30	3.00
Betterment	53.66%	22.18%	47.20%	10.71%
Target primary energy rate $kWh_{pe}/m^2.annum$		18.44		36.71
Building primary energy rate $kWh_{pe}/m^2.annum$		18.29		31.91
Betterment		0.81%		13.08%

The Part L primary energy betterment for the North building is slightly reduced from the previous planning submission (~5%) whilst the primary energy betterment for the South building has improved by approximately 12%.

It should be noted that Part L is a compliance tool, it is not suited for capturing the nuance of complex HVAC arrangements. For example, the central plant arrangement for generation of low temperature hot water (LTHW), chilled water (CHW) and domestic hot water (DHW), has been optimised to ensure energy efficiency in operation.

The configuration of the systems has been optimised and improved through dynamic thermal simulation, following the NABERS design for performance process, which captures the nuance associated with the design of efficient systems for a building of this scale and complexity.

The Part L model however is effectively only considering the heat pumps operating in either heating or cooling mode and does not consider the efficiencies which will be achieved in reality associated with concurrent heating and cooling and the heat recovery. Therefore, the compliance model is not capturing the benefits that will be realised in-use.

8.4 BREEAM AND NABERS

The updated design achieves the required credits for ENE01 to achieve BREEAM Excellent. The North building achieves 5 credits as per the previous planning submission, whilst the South building has improved from 5 credits to 8.

An assessment in line with the NABERS design for performance process has been carried out. This has demonstrated that both buildings are predicted to have energy performance which would achieve a 5 star rating.

9 CONCLUSION

This Section 96A planning application proposes a few minor and non-material amendments to the consented scheme, which have come about as a result of design development during RIBA Stage 3. The opportunity has been taken to reduce embodied carbon, improve the sustainability of the scheme, reduce impacts on adjoining buildings and make other improvements to the quality of the designs, the BNG and better address the operational needs.

The proposals have been reviewed in the context of the proposed updates to relevant planning policy and material considerations, and it is concluded that there have been no changes which would affect consideration of this Application. As set out in Section 6, the proposed amendments do not alter the conclusions of the Environmental Statement.

It should be noted that the proposed amendments above are the result of detailed design development, and the changes to the overall design of the consented scheme are non-material in nature. 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.

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