

FAO Rob Griffin

Planning Department
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

26 March 2026

Submitted via the Planning Portal

Dear Rob

APPLICATION FOR HYBRID PLANNING PERMISSION AT LAND TO THE NORTH OF MANCHESTER AIRPORT, MANCHESTER, M90 5AZ

Planning Portal ref: PP-14801997

On behalf of the Applicant, Airport City Limited Partnership, we hereby submit an application for hybrid planning permission for the redevelopment of land to the north of the A56 spur, immediately south of Wythenshawe, M90 5AZ (hereafter referred to as 'the Site'). The Applicant seeks the redevelopment of the Site into a science and innovation district (MIX Manchester).

The description of the development is set out as follows:

"Hybrid Planning Application seeking:

1) Full planning permission for development of mid-tech units (Use Class E.g.(i, ii, iii)) and multi-storey car park (Use Class Sui Generis), alongside ancillary commercial uses (Class E) with associated access, servicing, public realm and landscaping.

2) Outline planning permission for development of a range of uses (comprising Use Class E.g., B2, C1) alongside a Multi-Storey Car Park (Use Class Sui Generis) and ancillary commercial uses (Class E), with associated access, servicing, public realm and landscaping. All matters reserved for future determination save for primary access."

Site and Surroundings

The Site comprises approximately 12.016 hectares of brownfield land to the north of the A56 spur, immediately south of Wythenshawe and to the north of Manchester Airport in the Woodhouse Park ward. The Site is partially cleared and partially in use as car parking. A tributary of Baguley Brook runs across the site. It is culverted wholly through the eastern portion where it crossed Enterprise Way and exits into a hard engineered open channel, and from here flows along the northern boundary.

The Site is bounded to the north by Thorley Lane and Enterprise Way, which also dissects the two parcels, to the south by Ringway Road West and the M56. It is intersected by Enterprise Way, which splits the Site into distinct separate areas: a detailed element and outline parcels B, C, and D to the east and an outline Parcel A to the west.

Enterprise Way was opened in November 2017 and is a key element of new infrastructure to unlock the future development potential of the Site.

Application Rationale

The proposal seeks to redevelop an underutilised, strategic site adjacent to Manchester Airport to provide a best-in-class science, innovation and manufacturing district. The proposed development will provide 6,570 sqm of flexible use class Eg(i), (ii), (iii) floorspace, 655 sqm (GIA) Class E (amenity retail/F&B), and a 43,950 sqm multi-storey car park in the detailed element of the application. The outline element will create up to 106,000 sqm of commercial floorspace, with 14,300 sqm currently earmarked as an MSCP.

The proposed development represents the delivery of a key strategic site, which has been a long-term priority for Manchester City Council and Greater Manchester Combined Authority.

As outlined in the accompanying Planning Statement, the proposals are supported by a suite of technical information and detail (outlined in Appendix A) and have been fully assessed against the relevant planning policy.

Overall, the proposals are in accordance with the Development Plan when taken as a whole.

Summary

The requisite planning fee has been paid via the Planning Portal (ref: PP-14801997) and bank transfer payment to Manchester City Council.

We trust that the information provided is sufficient for the application to be validated and await written confirmation of the target date for the decision. If you have any queries, or require further information, please do not hesitate to contact me.

Yours sincerely

Megan Bracha
Associate Director – Planning & Development
For and on Behalf of CBRE

cc. Ms Helen Ratcliffe - MIX Manchester

Enc.

Appendix A - Application Submission Pack

The following information has been submitted via Planning Portal in support of the application:

DOCUMENT TITLE	PREPARED BY
Planning Application Form, Landowner Certificates and Notices	CBRE UK
Planning Statement (incl. Draft Head of Terms)	CBRE UK
Arboricultural Impact Assessment	Tyler Grange
Design and Access Statement	Sheppard Robson
Design Guide	Sheppard Robson
Statement of Community Involvement	Inform
Crime Impact Statement	Greater Manchester Police
Glint and Glare Assessment	Pager Power
Preliminary Ecological Appraisal and Biodiversity Net Gain Report (and Metric)	Buro Happold
Wildlife Hazard Management Plan	RSK Biocensus
Sustainability Report, BREEAM Pre-Assessment, and Energy and Carbon Proforma	CPW
Phase I Ground Conditions Assessment	ROC Consulting
Flood Risk Assessment and Drainage Strategy	ROC Consulting
Heritage Statement	Levrant
Archaeological Desk-Based Assessment	Abrams Achaeology
Green and Blue Infrastructure Response	Planit
Lighting Report (and Outline Lighting Report)	CPW
Socioeconomics Assessment	CBRE UK
TV and Radio Impact Assessment	GTech
Waste Management Plan (Operational and Construction)	SLR

Rapid Health Impact Assessment Report	CBRE UK
Outline Construction Management Plan	BCEGI
Environmental Statement, comprising the following chapters:	SLR
- Air Quality; - Construction Dust Methodology Assessment; - Operational Phase Road Vehicle Exhaust Emissions Assessment.	Redmore Environmental
Daylight, Sunlight & Overshadowing	Pager Power
- Ecology and Biodiversity; - Preliminary Ecological Appraisal; - Detailed Botanical Survey Report; - Ground-Level Tree Assessment.	Buro Happold
- Noise and Vibration; - Noise Receptor Locations; - Noise Monitoring Locations; - Summary of Noise Survey Monitoring Equipment; - Noise Survey Summary Results; - Operational Noise Assumptions; - Construction Noise Predictions.	Vanguardia
- Townscape and Visual Impact Assessment: - Townscape and Visual Impact Assessment Figures - Townscape and Visual Impact Assessment Views	Planit
- Transport and Movement - Transport Assessment; - Travel Plan.	Buro Happold

The following drawings and plans are submitted:

DRAWING TITLE	PREPARED BY
Site Location Plan (7092-SRA-ZZ-ZZ-DR-A-02010 P04)	Sheppard Robson
Existing Site Plan (7092-SRA-ZZ-ZZ-DR-A-02020 P04)	Sheppard Robson
Proposed Site Plan (7092-SRA-ZZ-ZZ-DR-A-02030 P04)	Sheppard Robson
Development Plot Parameter Plan (7092-SRA-ZZ-ZZ-DR-A-02040 P04)	Sheppard Robson
Development Plot Height Parameter Plan (7092-SRA-ZZ-ZZ-DR-A-02045 P01)	Sheppard Robson
Illustrative Masterplan (7092-SRA-ZZ-ZZ-DR-A-02050 P04)	Sheppard Robson
Block A1 General Arrangement Ground Floor Plan (7092-SRA-A1-00-DR-A-02100 P03)	Sheppard Robson
Block A1 General Arrangement Roof Plan (7092-SRA-A1-RF-DR-A-02102 P03)	Sheppard Robson
Elevations Block A1 (7092-SRA-A1-ZZ-DR-A-02200 P03)	Sheppard Robson
Block A2 General Arrangement Ground Floor Plan (7092-SRA-A2-00-DR-A-02100 P03)	Sheppard Robson
Block A2 General Arrangement Roof Plan (7092-SRA-A2-RF-DR-A-02102 P03)	Sheppard Robson
Elevations Block A2 (7092-SRA-A2-ZZ-DR-A-02200 P03)	Sheppard Robson
Block A5 General Arrangement Ground Floor Plan (7092-SRA-A5-00-DR-A-02100 P03)	Sheppard Robson
Block A5 General Arrangement Mezzanine Floor Plan (7092-SRA-A5-01-DR-A-02101 P03)	Sheppard Robson
Block A5 General Arrangement Roof Plan (7092-SRA-A5-RF-DR-A-02102 P03)	Sheppard Robson

Elevations Block A5 (7092-SRA-A5-ZZ-DR-A-02200 P03)	Sheppard Robson
Block A7 General Arrangement Ground Floor Plan (7092-SRA-A7-00-DR-A-02100 P03)	Sheppard Robson
Block A7 General Arrangement Roof Plan (7092-SRA-A7-RF-DR-A-02101 P03)	Sheppard Robson
Elevations Block A7 (7092-SRA-A7-ZZ-DR-A-02200 P03)	Sheppard Robson
Block A7 Typical Strip Section Solid Panels (7092-SRA-A7-ZZ-DR-A-02401 P02)	Sheppard Robson
Typical Strip Sections – Gable End (7092-SRA-ZZ-ZZ-DR-A-02401 P02)	Sheppard Robson
Typical Strip Section – Through Window and Curtain Walling (7092-SRA-ZZ-ZZ-DR-A-02402 P02)	Sheppard Robson
Typical Strip Section – Through Roller Shutter (7092-SRA-ZZ-ZZ-DR-A-02403 P02)	Sheppard Robson
E1 MSCP Levels 00 and 01 (06125-5PA-02-B1x00-D-A-2200 P02)	5plus
E1 MSCP Levels 02 and 03 (06125-5PA-02-B1x02-D-A-2200 P02)	5plus
E1 MSCP Typical Level (06125-5PA-02-B1x04-D-A-2200 P02)	5plus
E1 MSCP Levels 16 and 17 (06125-5PA-02-B1x16-D-A-2200 P02)	5plus
E1 MSCP Level 18 (06125-5PA-02-B1x18-D-A-2200 P02)	5plus
E1 MSCP Planning Elevations A & C (06125-5PA-04-B1xZZ-D-A-2202 P01)	5plus
E1 MSCP Planning Elevations B & D (06125-5PA-04-B1xZZ-D-A-2203 P01)	5plus
E1 MSCP - Proposed Gross Internal Area (GIA) (06125-5PA-24-B1x00-D-A-2230)	5plus
E1 MSCP Roof Plan (06125-5PA-02-B1xRF-D-A-2200 P01)	5plus
Typical Bay Study - Typical Facade & Corner (06125-5PA-04-B1xZZ-D-A-3200 P01)	5plus
Typical Bay Study - Typical Façade (06125-5PA-04-B1xZZ-D-A-3201 P01)	5plus

Eastern Core Design Intent - General Arrangement (06125-5PA-04-B1xZZ-D-A-3202 P01)	5plus
E1 MSCP Sections AA and BB (06125-5PA-05-B1xZZ-D-A-2200 P02)	5plus
General Arrangement Plan (3223-PLA-XX-XX-DR-L-0001 P08)	Planit
General Arrangement Outline Masterplan (3223-PLA-XX-XX-DR-L-0002 P07)	Planit
Interim Landscaping Plan (3223-PLA-XX-XX-DR-L-0003 P01)	Planit
Phasing Strategy (2332-PLA-XX-XX-DR-L-0005 P02)	Planit
General Arrangement Hardworks Plan (3223-PLA-XX-XX-DR-L-1000 P05)	Planit
General Arrangement Edging Plan (3223-PLA-XX-XX-DR-L-1001 P05)	Planit
General Arrangement Trees Plan (3223-PLA-XX-XX-DR-L-2000 P07)	Planit
General Arrangement Planting Plan (3223-PLA-XX-XX-DR-L-2001 P06)	Planit
General Arrangement Furniture & Lighting Plan (3223-PLA-XX-XX-DR-L-4000 P06)	Planit
General Arrangement Boundaries Plan (3223-PLA-XX-XX-DR-L-4001 P04)	Planit