CV
PLANNING

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Angela Leckie
Manchester City Council
Planning Department

Planning Portal Ref: PP- 14924371

11th May 2026

Dear Angela,

GREENHEYS BUILDING, PENCROFT WAY, MANCHESTER, M15 6JJ: DISCHARGE OF PLANNING CONDITIONS FOR APPLICATION 136934/FO/2023 AS AMENDED

On behalf of client, Bruntwood SciTech Ltd (Bruntwood) please find enclosed a Discharge of Conditions application in relation to the above full planning permission (as varied). This submission is accompanied by the requisite Discharge of Conditions application forms, and the relevant planning application fee has been paid online via the Planning Portal.

The Council has previously approved separate Discharge of Conditions applications including the 'prior to commencement' conditions associated with the specifics of the building design and other related technical information.

The original planning application has also been subject to a non-material amendment, which added sample storage to the description of development at ground floor (139307/NMC/2024) in addition to variation of conditions applications 138222/JO/2023 and 141721/JO/2024.

The purpose of this submission is to address the outstanding elements of those conditions which have been partially discharged and to address those conditions which it is necessary to discharge prior to the first occupation of the premises. As the Council will be acutely aware, the anchor tenant for this building is the UK Biobank who are expected to take occupancy later in 2026.

In addition to this planning statement letter please find enclosed the following information:

- Condition 8 – sustainable drainage scheme details and ongoing management plan

- Condition 15 – details of local benefit scheme (employment)
- Condition 27 – building servicing/deliveries management plan
- Condition 30 – design/specification and location of air source heat pumps
- Condition 35 – design/specification and location of solar panels
- Condition 38 – car parking provision/management plan
- Condition 40 – operation and hours of use for roof terrace

For the avoidance of doubt, a further submission will be made to the Council in order to provide details in relation to the acoustic specification and verification assessment for installed plant and equipment (including details of the installed acoustic attainment/mitigation measures) (Conditions 11 and 32) and condition 26 (detailed highways design).

Commentary on Submitted Information

Condition 8 – Sustainable Drainage

In accordance with the requirements of this condition please find enclosed a detailed surface water installation specification and verification document which has been produced by the main site contractor, Wilmott Dixon. A drainage maintenance plan produced by DW Consulting has also been provided (appended to the main statement) which identifies the various key elements of the drainage system, the potential risks and the associated maintenance requirements/actions and the relevant timescales. The ongoing maintenance will be the responsibility of Bruntwood SciTech/MSP. It is therefore concluded that sufficient information has been provided to the Council in order to satisfactorily discharge Condition 8.

Local Benefit Proposal Framework

Bruntwood have produced the local benefit proposal framework in conjunction with UK Biobank who are the initial occupier of the building. The submitted document provides indicative targets based upon the nature of the building as a laboratory facility and the expected employment outputs including wider social value objectives including community project delivery. The strategy is focused on the following key pillars:

- Targeting localised recruitment and workforce integration via UK Biobank and their recruitment department and the MCC Work & Skills team, the Growth Company and via local advertising.
- Education skills and partnerships programmes.
- Social equity and vulnerable resident support leveraged through the Oglesby Charitable Trust.

The document also sets out details for implementation and monitoring. In due course, as the remainder of the building is occupied by further tenants, the submitted proposal framework document is intended to be updated as and when required for the Council's further review and approval.

Condition 27 – Servicing Management Plan

Submitted with this application is a servicing management plan which has been produced by Bruntwood SciTech in accordance with the requirements of the condition. In addition to the servicing management plan document, the Stage 1 project specific road safety audit and audit response report are provided as required by the condition. It can be confirmed that the detailed scheme drawings and engineering specification for the installed site access and arrangements for the public highway in the immediate vicinity of the site have been informed by the findings of the safety audit and which has also been discussed in detail with the Council's Highways team.

The submitted service management plan outlines the proposed arrangements for deliveries and collections, including refuse management, which will be dealt with in the purpose-designed deliveries/unloading area and in accordance with the delivery and collections management actions and associated timings set out.

The measures identified in the management plan have been derived in collaboration with UK Biobank who, as the Council will be aware, have specific requirements given the highly time critical nature of the scientific work which they will undertake.

The management plan demonstrates that adequate arrangements are in place for collections and deliveries and furthermore that residential amenity will not be unduly affected by the operation of the building. The submitted information is therefore concluded to be acceptable and capable of fully discharging the condition requirements.

Condition 30 – Air Source Heat Pump Details

Please find enclosed a detailed drawing produced by BDP Architects identifying the specific locations for the air source heat pumps. In addition, a plan has been provided identifying the specific product which has been deployed on site, including dimensions – the Council therefore is in receipt of information regarding the location, scale, appearance, and technical specification of the air source heat pumps in accordance with the condition requirements. Sufficient information has therefore been provided to allow the Council to assess this aspect and to discharge the condition accordingly.

Condition 35 – Solar Panels

Condition 35 requires the location and specification for the solar panels to be provided. Please find enclosed plan details provided by BDP confirming the precise location of the solar panels, which are mounted on the upper roof of the building. The submitted information confirms the location, quantum and specific panel product which has been installed. As you will be aware, the building has been designed with a significant parapet wall offering significant visual screening and therefore the panels are not visible from any nearby potentially sensitive receptors. The submitted information is therefore concluded to be acceptable.

Condition 38 – Car Park Management Plan

Bruntwood SciTech has produced a car parking management plan for the scheme which has been developed in coordination with the wider MSP car parking strategy. The document identifies that with UK Biobank occupying the building in the first instance, specific dedicated car parking is to be provided for the user within immediate walking distance of the site. It is expected that a significant quantum of staff, given the highly accessible and sustainable nature of the site, will travel to work by public transport and other modes, including by bike. The car parking provision is therefore in accordance with UK Biobank's specific requirements for their operation. The spaces which have been allocated to them have not been in use for some time as they were temporarily the site of the building's construction compound and therefore no other existing users across the wider MSP site are impacted by the allocation of these spaces.

In relation to future occupiers' requirements, these will be provided in the nearby Denmark Road surface car park which provides a total of 157 spaces. The car park utilises an automatic number plate recognition system where the required charge can either be paid on arrival or departure. Bruntwood can confirm that the surface car park, which is within circa 5 minutes' walking distance of the Greenheys Building, has sufficient capacity across the working week to accommodate any additional car parking requirements from UK Biobank and future occupiers.

Condition 40 – Second Floor Roof Terrace Operation and Usage Details

Please find enclosed a statement from Bruntwood which confirms the proposed operation of the second-floor terrace, which is to be utilised specifically for UK Biobank. This statement explains that the usage of the western terrace will be for staff who are on their break for example. The eastern facing terrace may occasionally be used for small gatherings or functions. Such use will be low key in nature and would not involve the use of amplified sound or occupation of the terrace for prolonged periods of time. In any event the submitted information confirms the intended hours of operation for the terrace from 0800-2200, confirming that there would be no appreciable impact on residential amenity.

Summary and Conclusions

This Discharge of Conditions application seeks the Council's written approval to the package of information identified above, which has been produced in collaboration with the key anchor tenant, UK Biobank, where relevant. Bruntwood's technical team have provided the necessary technical information, reports and drawings and engaged with relevant consultees where relevant.

We trust that the submitted information will allow for the swift validation of this application. If there is a requirement for any further clarification or information, then please do not hesitate to contact me.

Kind regards

Yours faithfully



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